

SFUND RECORDS CTR
2149141

DAVID M. GUREWITZ
ATTORNEY AT LAW

4108-A HIGHLAND AVENUE
MANHATTAN BEACH, CALIFORNIA 90266

TELEPHONE (310) 545-5696
FAX (310) 546-4497

Date: March 27, 2000

To: Mr. Phil Gladfelter Fax No. (425) 468-8228
From: David Gurewitz Fax No. (310) 546-4497
Re: 1206 West 196th Street File No. 4009

Number of pages sent 3 including cover page.
If transmission is incomplete please call (310) 545-5696.

NOTICE OF CONFIDENTIALITY

The pages comprising this facsimile transmission contain confidential information from David M. Gurewitz, Attorney at Law. This information is intended solely for use by the individual or entity named as the recipient hereof. If you are not the intended recipient, be aware that any disclosure, copying, distribution, or use of the contents of this transmission is prohibited. If you have received this transmission in error, please notify us by telephone immediately so we may arrange to retrieve this transmission at no cost to you.

ATTACHMENT:

A letter dated March 27, 2000 from David M. Gurewitz.

CC: D. Lewis (R. Banzert
R. Butler / LC Arthur / LLSing per
X 8213 per note / respond / etc comment

CC R. McQuade RYI
per comment / see PEG for discussion
X 8209 further

PACCAR 00920

DAVID M. GUREWITZ

ATTORNEY AT LAW

4108-A HIGHLAND AVENUE
MANHATTAN BEACH, CALIFORNIA 90266

TELEPHONE (310) 546-5896

FAX (310) 546-4497

March 27, 2000

By Fax (425) 468-8228

Phil E. Gladfelter
Corporate Real Property Manager
PACCAR, Inc.
Post Office Box 1518
Bellevue, Washington 98004

Re: **1206 West 196th Street, Torrance, California**
My File No. 4009

Dear Phil:

I spoke to Peter Tsai concerning the facts relating to his advise to Hart Crowser that they would not be allowed access to the property at 1206 W. 196th Street until this Friday.

Apparently, Peter first got a call at approximately 10:30 this morning from Hart Crowser stating that they wanted to come over at 1:00 this afternoon to begin marking the property.

Peter just came back today from completing the Westec Machine Tool Trade Show and is in the process of moving back 13 extremely large machines onto the Mighty facility. This operation is inherently dangerous, requiring the overhead crane, and the amount of activity now going on at Mighty with respect thereto and which shall be going on until the end of the week with respect thereto is considerable.

In any event, Peter states that he has made arrangements with Hart Crowser to come this Friday at 10:00 a.m. to mark the property for whatever testing it is Hart Crowser intends to do. With respect to such, I would like to know what it is that Hart Crowser intends to do and whether the work they intend to do will interfere with Mighty's use of the property it is leasing from you. Kindly provide a summary of what Hart Crowser will be doing.

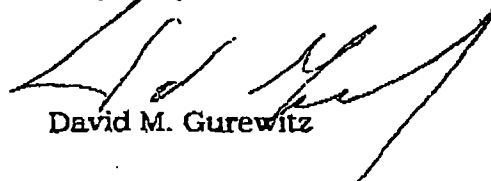
In the future, to avoid any misunderstanding, I would suggest that written notice of your intent to do testing be given to Peter and me, and that the prospective dates be cleared sufficiently in advance.

Phil E. Gladfelter
March 27, 2000
Page 2

In this regard, I note that one L.C. Robbins of your office faxed a notice to Peter on March 22, 2000 that he would be inspecting the property on March 30, 2000. At this juncture, it would be better to have him inspect the property on March 31, 2000 at 10:00 a.m. when the Hart Crowser people are at the property. Please let me know whether Mr. Robbins is agreeable to waiting until this Friday to inspect the property.

With respect to your March 18, 2000 letter to me and draft of basic terms of sale, as we discussed today, it appears there was some miscommunication with you in my February 11, 2000 letter. The insurance company is only willing to insure any liability of Mighty Enterprises, Inc., based upon the ability for Mighty of an innocent purchaser defense. There would be no coverage afforded to Paccar under any such insurance, nor would any indemnity given by Mighty to Paccar be covered by any such insurance. Accordingly, I am not sure whether, from Paccar's perspective, there is any way to go forward at this time with negotiation of a Purchase and Sale Agreement for the above-referenced property. Please let me know your thoughts with regard to same.

Very truly yours,



David M. Gurewitz

DMG:lm1

cc: Peter Tsai (With P. Gladfelter letter and basic terms of sale)
Patrick Del Duca

DAVID M. GUREWITZ

ATTORNEY AT LAW

4108-A HIGHLAND AVENUE
MANHATTAN BEACH, CALIFORNIA 90266

TELEPHONE (310) 545-5696

FAX (310) 546-4497

March 31, 2000

FL: Torrance

Daniel Lewis, Director
Corporate Services
PACCAR, Inc.
Post Office Box 1518
Bellevue, Washington 98004

Richard E. Bangert, II
Vice President
PACCAR, Inc.
Post Office Box 1518
Bellevue, Washington 98004

By Fax (425) 468-8228 and First Class Mail

Phil Gladfelter
Corporate Real Property Manager
PACCAR, Inc.
Post Office Box 1518
Bellevue, Washington 98004

**Re: 1206 West 196th Street, Torrance, California
My File No. 4009**

Gentlemen:

Since we have had nothing but unsuccessful rounds of phone tag subsequent to Phil's message to me of March 29, 2000, I want to write this letter to clear the air. The message that Phil left when he called me on March 29th indicated that Paccar had given Peter some advance written notice that Paccar was planning on having Hart Crowser at the above-referenced property on March 27, 2000, and was intending to begin drilling on March 29, 2000. I wanted to clear the air with respect to such indication. Neither I nor Peter is aware of any such advance written notice. If there was such advance written notice given, please provide me with a copy.

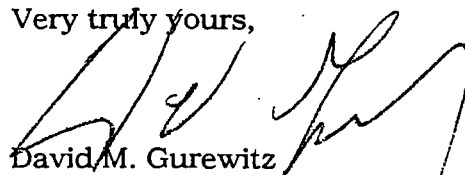
I also want to clear up Phil's statement in the message he left on March 29, 2000, that the lease for the above-referenced property requires the tenant to allow

Mr. Daniel Lewis
Richard E. Bangert, II
Phil Gladfelter
Paccar, Inc.
March 31, 2000
Page 2

environmental testing on the property. I have reviewed the lease and do not find any place that such is provided.

Nonetheless, Peter and Mighty want to fully cooperate with Paccar in its work it is doing. We believe that the additional work it is doing can only clarify for Paccar the environmental issues which impact a hopeful, eventual sale of the above-referenced property to Mighty. However, Mighty simply wants the common courtesy to know in advance the amount and nature of the disruption which will be caused as a result of your intended work. Consequently, please let me know, in writing, as soon as possible, what it is Hart Crowser will be doing at the above-referenced property.

Very truly yours,

A handwritten signature in black ink, appearing to read 'David M. Gurewitz', is written over the typed name.

David M. Gurewitz

DMG:lm1
Enclosure
cc: Peter Tsai
Patrick Del Duca (by E-Mail)

CONFIRMATION REPORT - MEMORY SEND

File
Torrence

Time : MAY-03-01 12:48
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 630
Date : MAY-03 12:46
To : 916612500585
Doc. pages : 04
Start time : MAY-03 12:46
End time : MAY-03 12:48
Pages sent : 04
Job:630 *** SEND SUCCESSFUL ***

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7519
Fax: (425) 468-8213

PACCAR Inc

Fax

To: Brett MacDonald	From: Daniel N. Lewis
Fax:	Pages: 1
Phone:	Date: 05/02/01
Re: Torrence Property Map	CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Brett,
Attached is map as promised.

Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 00925

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7519
Fax (425) 468-8213

PACCAR Inc

Fax

To: Brett MacDonald

From: Daniel N. Lewis

Fax:

Pages: 1

Phone:

Date: 05/02/01

Re: Torrence Property Map

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Brett,

Attached is map as promised.

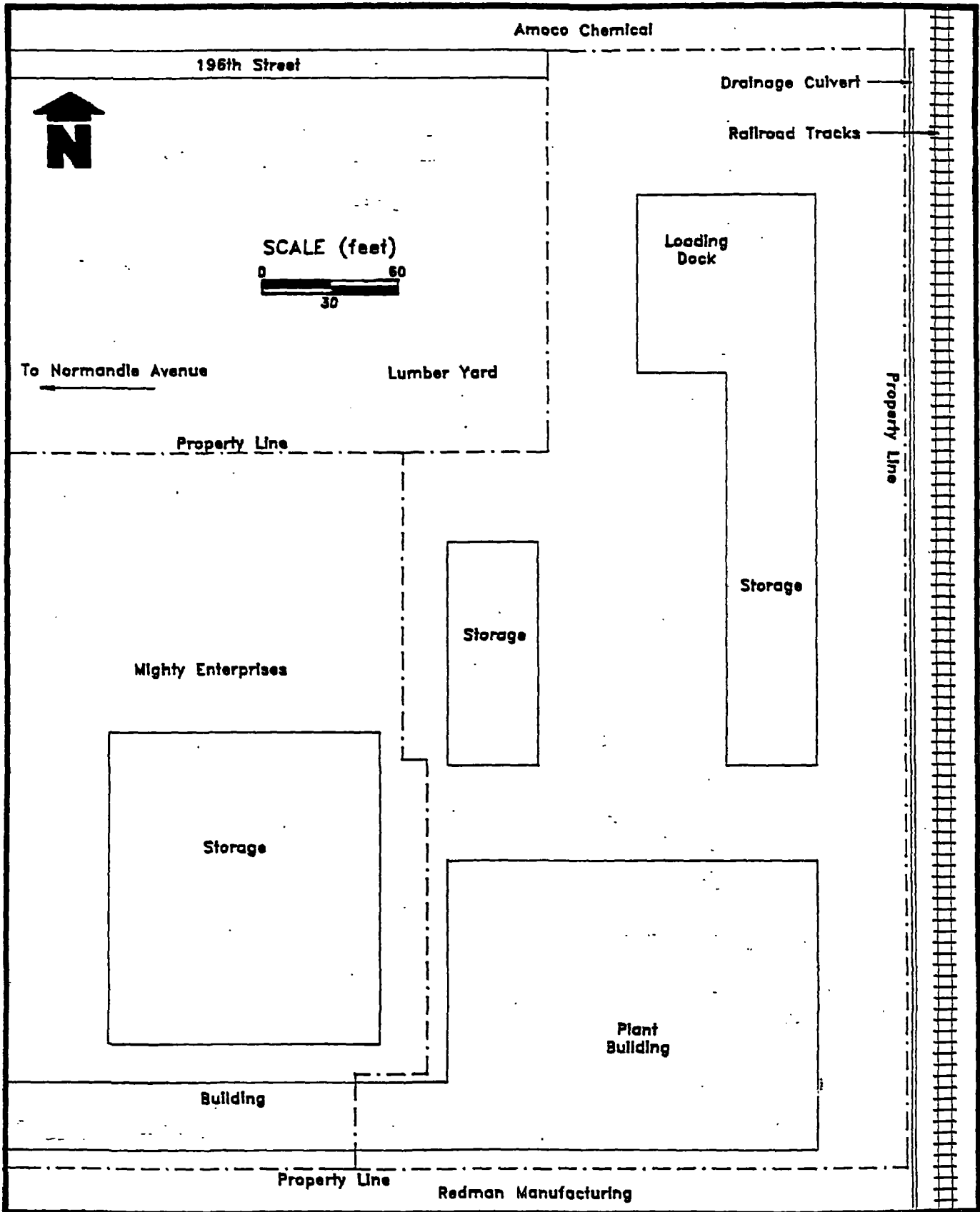
Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 00926



SITE LOCATION MAP
TRICO INDUSTRIES INC., TORRANCE, CALIFORNIA
FIGURE 1



SITE MAP
TRICO INDUSTRIES INC., TORRANCE, CALIFORNIA
FIGURE 2

TRW·REDI



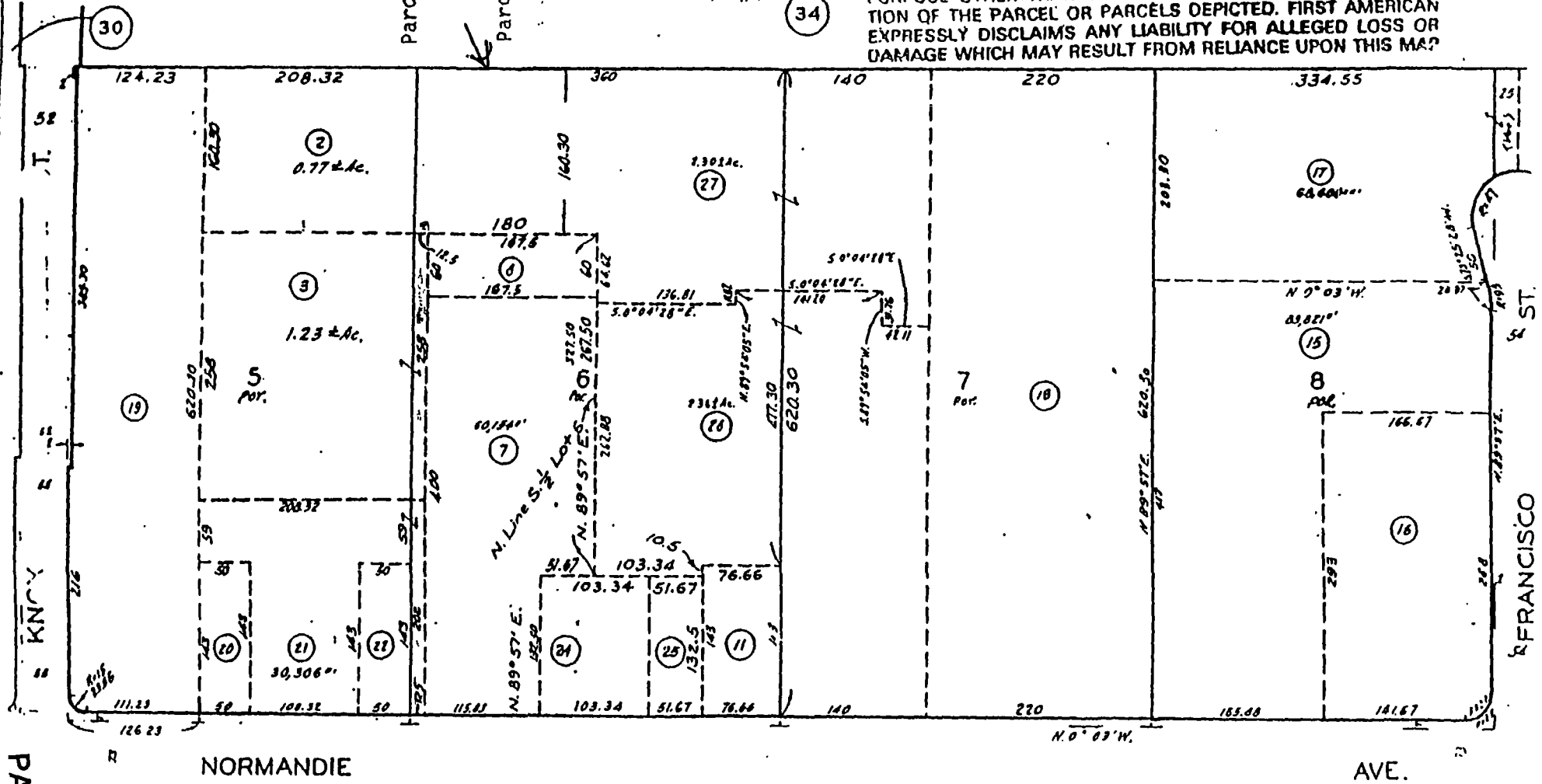
First American Title Company of Los Angeles 1-800-3

7351 35

1992

SCALE 1" = 100'

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MA?



PACCAR 00929

CODE 1519

TRACT NO. 4671

M.B. 56-30-31

SCHEDULE 1 TO AMENDMENT NO. 1 TO LEASE

FACSIMILE
☐ Confidential

PACCAR Inc

Corporate Real Property Management
Facsimile No.: (425)468-8228
777 106th Ave NE (98004)
P. O. Box 1518
Bellevue, WA 98009

DATE:

5-8-00

~~CC: D. Lina~~
R. Butler

TO:

D. GUREWITZ

FACSIMILE NO.:

310-546-4497

CC: DNL
REB
File Torrance

FROM:

P. Gladfelter

We are transmitting 1 pages (including this page).

SUBJECT: _____

MESSAGE:

This responds to your fax of April 27. I suggest you mark up my language to show your proposed changes and I will then circulate these internally so those who have to manage these matters can make a decision.

If you have any problem receiving this message, please call (425) 468-7545.

The information contained in this facsimile message is attorney privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this fax in error, please immediately notify us by telephone, and return the original message to us at the above address via the U.S. postal service.

Phillip E. Gladfelter.....(425)468-7544

Barbara J. McHarg..... (425)468-7525

c:\formfax.ppg

HARD COPY WILL _____ WILL NOT _____ FOLLOW IN MAIL.

**PLEASE MAKE NOTE OF OUR NEW FAX NUMBER
EFFECTIVE OCTOBER 20, 1997**

PACCAR 00930

DAVID M. GUREWITZ

ATTORNEY AT LAW

4108-A HIGHLAND AVENUE
MANHATTAN BEACH, CALIFORNIA 90266

TELEPHONE (310) 545-5898

FAX (310) 546-4497

April 27, 2000

By Fax (425) 466-8228 and First Class Mail

Daniel Lewis, Director
Corporate Services
PACCAR, Inc.
Post Office Box 1518
Bellevue, Washington 98004

Re: **1206 West 196th Street, Torrance, California**
My File No. 4009

Dear Mr. Lewis:

This letter responds to your April 18, 2000 letter, and the Amendment No. 4 to Lease sent therewith. I have discussed with my client your proposed amendment. The Tenant is willing to sign an amendment which provides that the Landlord may enter upon the premises for purposes of studying, testing, remediating and monitoring environmental conditions on the premises and any restoration incident thereto. However, Tenant requires one week prior written notice, with such notice to specify the exact activities of Landlord being undertaken by Landlord, and what, if any, limitations on Tenant's use of the premises will result from such Landlord's work.

Tenant is furthermore willing to agree that such activities of Landlord shall be without abatement of rent, unless such activities materially affect Tenant's use and enjoyment of the premises for a period in excess of three (3) business days at any given time, or otherwise cause Tenant to incur expenses (for instance, for having to move machinery and equipment in order to accommodate the Landlord's work).

Upon your receipt of this letter, please call and advise whether the foregoing concepts are acceptable to Landlord.

Very truly yours,


David M. Gurewitz

DMG:lml

cc: Peter Tsai

Patrick DeLuca [By Fax (213) 688-8150 w/enclosure]

D/R L

PACCAR Inc

April 18, 2000

David M Gurewitz, Esq
4108-A Highland Ave
Manhattan Beach CA 90266

Mighty Enterprises Inc
Dynateck America
Mr. Peter Tsai
19706 South Normandie Ave
Torrance, CA 90502

Re: Lease dated September 15, 1993 with PACCAR Inc, Torrance CA

Gentlemen

This responds to Attorney Gurewitz's letter of March 31, dealing with PACCAR's recent entry onto the Leased Premises for purposes of environmental investigations.

I have no explanation for any miscommunication about PACCAR's referenced entry, as we thought this had been correctly handled. If no notice was received, please accept my apologies.

Since you apparently do not believe the Landlord's right to enter to inspect is broad enough to permit such environmental activities, I am enclosing an Amendment to this month-to-month lease signed by PACCAR, which clearly contemplates the activities we can expect to occur as additional environmental investigation of the Premises continues. We ask that our tenants now sign this Amendment, so that there can be no further misunderstandings. One copy should be signed by both tenants and returned to PACCAR; the other copy is for the tenant's files.

Obviously, if there are concerns or language problems with this Amendment I am sure you will advise us. Since these environmental investigations will be ongoing we do want to clarify this situation without further delay.

Very truly yours,

Dan Lewis 4/21
Daniel N. Lewis
Director, Corporate Services

enclosures

Cc: S. Tekosky, Esq.
R Butler
P Gladfelter
R Bangert II

DAVID M. GUREWITZ
ATTORNEY AT LAW4108-A HIGHLAND AVENUE
MANHATTAN BEACH, CALIFORNIA 90266TELEPHONE (310) 545-5696
FAX (310) 546-4497Date: May 23, 2000

To: Mr. Daniel Lewis Fax No. (425) 468-8228
From: David Gurewitz Fax No. (310) 546-4497
Re: 1206 West 196th Street File No. 4009

Number of pages sent 4 including cover page.
If transmission is incomplete please call (310) 545-5696.

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ATTACHMENT:

A letter dated May 23, 2000 from David M. Gurewitz
w/enclosure.

Phil,
I am ok with the requested
changes, with the one change I
marked.

CC: REB
R. Butler
DMZ
File Trico: Torrence

PACCAR 00934

DAVID M. GUREWITZ
ATTORNEY AT LAW

4108-A HIGHLAND AVENUE
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (310) 545-6696
FAX (310) 646-4497

May 23, 2000

By Fax (425) 466-8228 and First Class Mail

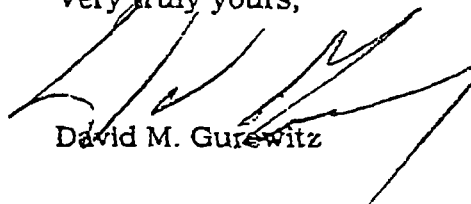
Phil E. Gladfelter
Corporate Real Property Manager
PACCAR, Inc.
Post Office Box 1518
Bellevue, Washington 98004

Re: **1206 West 196th Street, Torrance, California**
My File No. 4009

Dear Phil:

In response to your May 8, 2000 fax, faxed please find your proposed Amendment No. 4 to Lease upon which I have made certain handwritten changes together with a typewritten insert thereto to be added to your language, for your review, comment and/or approval.

Very truly yours,



David M. Gurewitz

DMG:lm1
Enclosures
cc: Daniel Lewis
Patrick Del Duca

COPY

AMENDMENT NO. 4 TO LEASE

As of April 1, 2000

This is AMENDMENT NO. 4 (this "Amendment") to that certain Lease dated as of September 15, 1993 (as previously amended, the "Lease") by and between PACCAR Inc, a Delaware corporation, successor in title to Trico Industries, Inc., a California corporation ("Landlord") and Dynateck America, Inc. and Mighty Enterprises, Inc., each a California corporation (collectively, "Tenant").

Landlord and Tenant recognize that the Premises itself and surrounding properties are the subject of preexisting soil and groundwater contamination, and that testing, remediation, monitoring and related restoration activities will be required of Landlord from time to time.

In consideration of the agreements in this Amendment, Landlord and Tenant hereby amend the Lease as follows:

1. Lease Paragraph 3.3 "Hazardous Substances" is hereby amended to add the following additional provisions:

such *good faith* *written* *7 days*
"(e) Landlord Remediation of Existing Contamination. Tenant understands that the Premises and surrounding property are subject to soil and groundwater contamination preexisting this lease. Notwithstanding any implication of this Lease to the contrary, Landlord, its consultants and contractors shall have the right from time to time to enter upon the Premises for purposes of study, testing, remediation and monitoring of environmental conditions of the Premises and any restoration incident thereto. Except in cases of emergency, Landlord will give reasonable advance notice to Tenant of any such entry and the nature thereof and notice given at least *7 days* *hours* in advance (absent emergency) shall be deemed reasonable. Landlord will use its reasonable efforts to minimize interference with Tenant's activities insofar as conditions permit. No such entry by Landlord, its consultants and contractors, nor any environmental and restoration activities conducted pursuant thereto, shall be deemed an interference with Tenant's tenancy or quiet enjoyment under this Lease."

See insert
Except as modified by this Amendment and by Amendments 1, 2 and 3 to Lease, the Lease remains in full force and effect and is hereby ratified and confirmed.

TENANT: Dynateck America, Inc.

TENANT: Mighty Enterprises, Inc.

LANDLORD: PACCAR Inc

By: _____

By: _____

By: Richard E. Bangert II


Its: _____

Its: _____

Its: Vice President

Insert to Amendment No. 4 to Lease

Additional language to Paragraph 3.3(e)

 The written notice required by this Paragraph 3.3(e) shall be sent by fax and United States Mail - First Class, Postage Prepaid and shall be deemed given on the day same is faxed and mailed to Mighty Enterprises, Inc., Attn: Claire Birkett, 19706 S. Normandie Avenue, Torrance, California 90502, Fax No. (310) 516-0368, with a copy to David M. Gurewitz, Attorney at Law, 4108A Highland Avenue, Manhattan Beach, CA 90266, Fax No. (310) 546-4497. Said notice shall identify the day upon which Landlord, its consultants and/or contractors intend to enter onto the Premises; ~~the names of the persons who shall be entering onto the Premises;~~ a specification of the activities Landlord will be undertaking upon the Premises, including the duration of such activities; and what, if any, impact upon Tenant's use of the Premises such activities will have. Any such entry upon the Premises by Landlord pursuant to this Paragraph 3.3(e) shall be without abatement of rent, unless such activities materially affect Tenant's use and enjoyment of the Premises for a period in excess of three (3) business days at any given time, or otherwise cause Tenant to incur expenses (for example, for having to move machinery and equipment in order to accommodate the Landlord's work) as a result of such activities. Landlord hereby further agrees that in the event as a result of any such activities any report, test results or other documents are generated which are given or submitted by Landlord to any State, Federal or Local governmental entity or agency having jurisdiction over the Premises, that a copy of any such items so given to any such governmental entity or agency shall, within ten (10) days after giving or submitting same to such governmental entity or agency, be sent to Tenant and Tenant's attorney, at the address and in the manner as set forth above in this Paragraph 3.3(e).

file

PACCAR Inc

Via Certified Mail, Return Receipt

July 6, 2000

Mr. Peter Tsai
Dynatech of America
Mighty Enterprises, Inc.
19706 S. Normandie Ave
Torrance, CA 90502

Ref. Lease dated September 15, 1993
Property at 19706 S. Normandie Ave, Torrance California

Dear Mr. Tsai:

Subject: Lease Amendment No. 4

Attached for your signature is Lease Amendment No. 4 dated April 1, 2000, as has been negotiated between our Mr. P. Gladfelter and your counsel Mr. D. Gurewitz. The amendment addresses right of access and notice concerning landlord remediation of existing contamination.

Please have the amendment duly signed for Dynatech America, Inc. and Mighty Enterprises, Inc. then return one original to me.

Very truly yours,

Dan Lewis 7/6

Daniel N. Lewis
Director of Corporate Services

DNL:

Attachments

cc. D. Gurewitz
P Gladfelter
R.E. Bangert II
File

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 00938

AMENDMENT NO. 4 TO LEASE

As of April 1,2000

This is AMENDMENT NO. 4 (this "Amendment") to that certain Lease dated as of September 15, 1993 (as previously amended, the "Lease") by and between PACCAR Inc, a Delaware corporation, successor in title to Trico Industries, Inc., a California corporation ("Landlord") and Dynateck America, Inc. and Mighty Enterprises, Inc., each a California corporation (collectively, "Tenant").

Landlord and Tenant recognize that the Premises itself and surrounding properties are the subject of preexisting soil and groundwater contamination, and that testing, remediation, monitoring and related restoration activities will be required of Landlord from time to time.

In consideration of the agreements in this Amendment, Landlord and Tenant hereby amend the Lease as follows:

1. Lease Paragraph 3.3 "Hazardous Substances" is hereby amended to add the following additional provisions:

"(e)Landlord Remediation of Existing Contamination. Tenant understands that the Premises and surrounding property are subject to soil and groundwater contamination preexisting this Lease. Notwithstanding any implication of this Lease to the contrary, Landlord, its consultants and contractors shall have the right from time to time to enter upon the Premises for purposes of study, testing, remediation and monitoring of such environmental conditions of the Premises and any restoration incident thereto. Except in cases of emergency, Landlord will give reasonable advance written notice to Tenant of any such entry and the nature thereof and written notice given at least 7 days in advance (absent emergency) shall be deemed reasonable. Landlord will use its good faith reasonable efforts to minimize interference with Tenant's activities insofar as conditions permit. No such entry by Landlord, its consultants and contractors, nor any environmental and restoration activities conducted pursuant thereto, shall be deemed an interference with Tenant's tenancy or quiet enjoyment under this Lease.

The written notice required by this Paragraph 3.3(e) shall be sent by fax and United States Mail-First Class, Postage Prepaid and shall be deemed given on the same day it is faxed and mailed to Mighty Enterprises, Inc. Att'n: Claire Birkett, 19706 S. Normandie Avenue, Torrance, CA 90502, Fax No. (310) 516- 0368, with a copy to David M. Gurewitz, Attorney at Law , 4108A Highland Avenue, Manhattan Beach, CA 90266, Fax No. (310) 546-4497. Said notice shall identify the day upon which Landlord, its consultants and/or contractors intend to enter onto the Premises; the names of the persons who shall be entering onto to the Premises; a specification of the activities Landlord will be undertaking upon the Premises,

ADG 1/04
See Notice

including the duration of such activities; and what, if any, impact upon Tenant's use of the Premises such activities will have. Any such entry upon the Premises by Landlord pursuant to this Paragraph 3.3(e) shall be without abatement of rent, unless such activities materially affect Tenant's use and enjoyment of the Premises for a period in excess of three (3) business days at any given time, or otherwise cause Tenant to incur expenses (for example, for having to move machinery and equipment in order to accommodate the Landlord's work) as a result of such activities. Landlord hereby further agrees that in the event as a result of any such activities any report, test results or other documents are generated which are given or submitted by Landlord to any State, Federal or local governmental entity or agency having jurisdiction over the Premises, that a copy of any such items so given to any such governmental entity or agency shall, within ten (10) days after giving or submitting same to such governmental entity or agency, be sent to Tenant and Tenant's attorney, at the address and in the manner as set forth above in this Paragraph 3.3(e).

Except as modified by this Amendment and by Amendments 1, 2 and 3 to Lease, the Lease remains in full force and effect and is hereby ratified and confirmed.

TENANT: Dynateck
America, Inc.

By: _____

Its: _____

TENANT: Mighty
Enterprises, Inc.

By: _____

Its: _____

LANDLORD: PACCAR Inc

By: 
Richard E. Bangert II
Its: Vice President



VIA FAX and Mail-First Class

August 11, 2000

Mighty Enterprises, Inc
19706 S Normandie Ave
Torrance, CA 90502
Fax (310) 516-0368

Attn Claire Birkett

Subject: Entry for Environmental Investigations

Dear Ms Birkett:

Pursuant to Amendment No 4 to our lease agreement, notice is hereby given that PACCAR's consultant and sub-consultants will enter the premise to make environment investigations. Details of the entry are as follows:

- ☐ Day of entry: 8/22,
- ☐ Duration of activities: 9 days or less, (8/22 through 8/31),
- ☐ Company and names of persons: See attached, and
- ☐ Impact on Tenant's use: None anticipated. See attached for details on planned activities.

Please call Mr. Larry Sims (425) 468-7901 or Bob Butler at (425) 468-7435 if you have any questions on the nature of this work.

Very truly yours,

Daniel N. Lewis
Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL

cc: File

P E Gladfelter

L Sims

David Gurewitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266,
Fax (310) 546-4497

attachments

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 00941

MEMORANDUM

DATE: August 10, 2000

TO: Larry Sims

FROM: Alistaire Callender
Sunil Kesavapillai

RE: Monitoring well installation, 1206 West 196 Street, Torrance, CA
J-6905

Anchorage

Boston

Chicago

Denver

The purpose of this memorandum is to provide you with information on the proposed monitoring well installation at the former Trico Facility at 1206 West 196th Street, Torrance, California (Site). Our proposal (dated January 14, 2000) to PACCAR recommended installing three groundwater monitoring wells at the Site to evaluate onsite groundwater quality and obtain groundwater gradient and direction of flow in the upper groundwater-bearing zone.

Fairbanks

We can start the fieldwork on August 22, 2000. Hart Crowser and its subcontractors will conduct the work. The following personnel/companies are expected to enter the Site:

Jersey City

- Hart Crowser (Sunil Kesavapillai, Mauricio Escobar, and/or Greg Bryant)
- Subcontractors:
 - (1) Spectrum Geophysics Underground Utility Locating Service (Brett Baker, Page Jennings, John Iwansky, Scott Shorkey, Steve Bagadinski, and/or Ralph Weed, Jr.)
 - (2) THF Drilling Company (Joe Vaillejas and Tim Fray)
 - (3) Dulin and Boynton Surveyors (Bob Dupuy, Daryl Frink, Paul Hutto, Tom Coffin, and/or Chuck Sheerin)

Juneau

Long Beach

Three monitoring wells will be installed at the Site. The proposed locations are shown in the attached figure. The wells will be drilled using a drill rig equipped with hollow-stem augers. The well installation procedures are outlined in the proposal. The drilling activities will be conducted generally between the hours of 7:00 AM and 5:00 PM. The following tasks will be conducted at the Site:

Portland

One World Trade Center, Suite 2460
Long Beach, California 90831 2460
Fax 562 495 6361
Tel 562 495 6360

Seattle



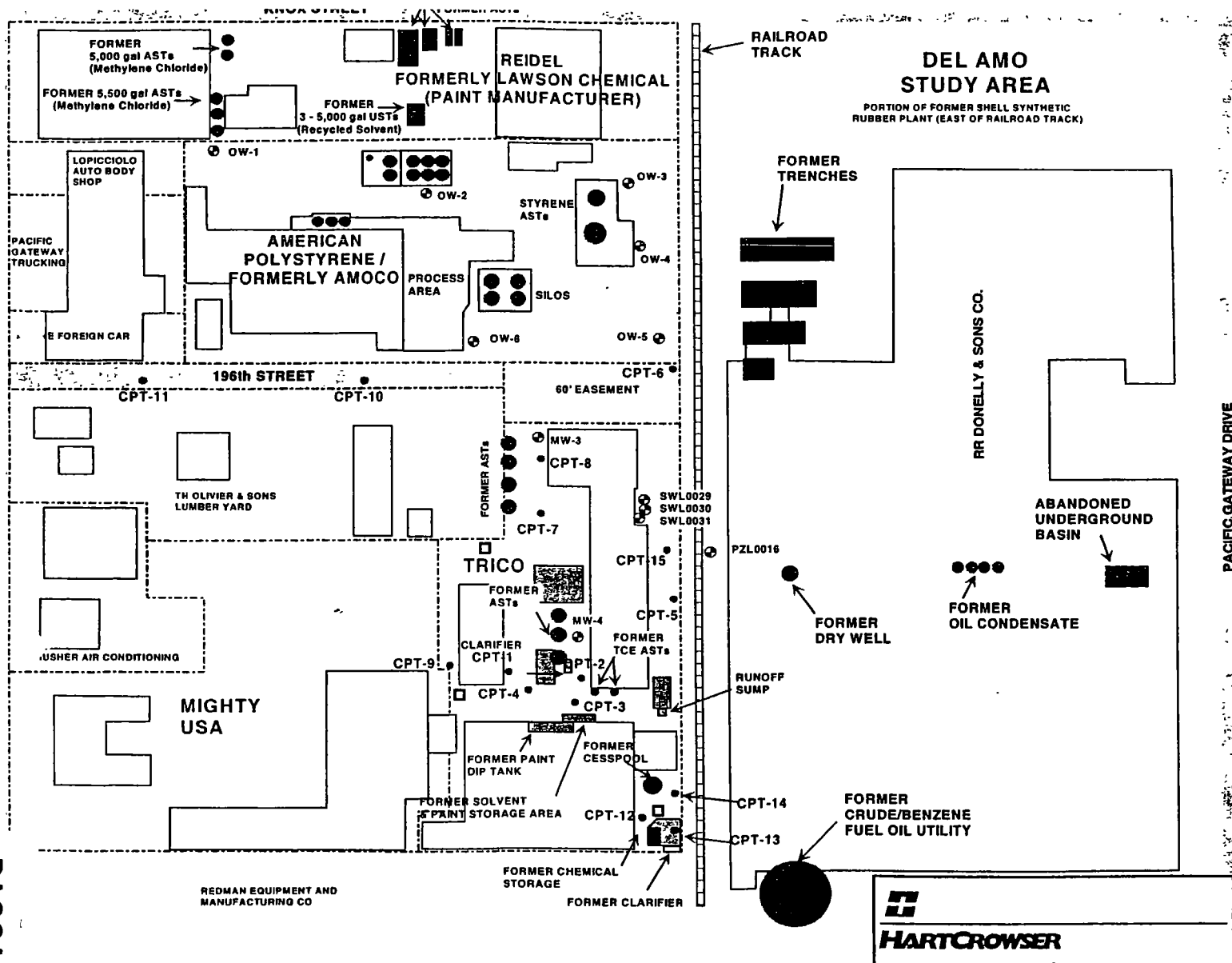
- Task 1:** Mark out the proposed locations and clear underground utilities
- Task 2:** Install, develop, and sample monitoring wells
- Task 3:** Survey the monitoring wells

Task 1 will be conducted on August 22, 2000. Hart Crowser and Spectrum personnel will visit the Site and mark out the proposed monitoring well locations. This task is not expected to have any significant impact (like traffic obstruction or use of large/heavy equipment) on the day-to-day activities generally conducted at the Site.

Task 2 will be conducted on the following days: August 23 through 25, 2000 and August 28 through 31, 2000, following implementation of Task 1. Hart Crowser and THF Drilling Company personnel will be onsite to perform the fieldwork. The general area (approximately 100 feet by 50 feet) around the proposed monitoring well locations will be flagged off by placing temporary marks or caution tapes during the well installation and development activities. The traffic in the general area around the proposed monitoring well location may have to be partially blocked during the well installation activity.

Task 3 will be conducted on August 31. Dulin and Boynton and Hart Crowser personnel will be on site to conduct the survey. This task is not expected to have any significant impact (like traffic obstruction or use of large/heavy equipment) on the day-to-day activities generally conducted at the Site.

The proposed monitoring well locations should be cleared of any equipment or other miscellaneous items to facilitate the drilling activity. During the implementation of Task 1, Hart Crowser personnel will co-ordinate with Mighty Enterprises personnel regarding access to the proposed monitoring well locations.



REFERENCES

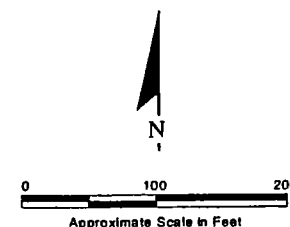
CERCLA SITE INSPECTION, LAWSON ENTERPRISES, INC., 19500 S. NORMANDIE AVE., TORRANCE, CALIFORNIA, MARCH 30, 1987 (ECOLOGY AND ENVIRONMENT, INC.)

AMOCO CORPORATION - NOTIFICATION OF GROUNDWATER CONTAMINATION, AUGUST 27, 1982 (AMOCO)

TRICO - PRELIMINARY SITE CHARACTERIZATION REPORT, FORMER TRICO INDUSTRIES FACILITY, JULY 12, 1995 (H2O SCIENCE, INC.)

PHASE I REMEDIAL INVESTIGATION REPORT, DEL AMO STUDY AREA, LOS ANGELES, CALIFORNIA, OCTOBER 28, 1993, (DAMES & MOORE)

FINAL GROUNDWATER REMEDIAL INVESTIGATIONS REPORT DEL AMO STUDY AREA, MAY 15, 1998, (DAMES & MOORE)



PROJECT NAME TRICO - TORRANCE

**SITE MAP
WITH PROPOSED MONITORING
WELL LOCATIONS**

HARTCROWSER

PACCAR 00944

Dan Lewis

From: Fred Benz
Sent: Tuesday, February 04, 2003 3:40 PM
To: Dan Lewis
Cc: Carole Robbins; Richard Bangert
Subject: Trico Torrance - Site Issues

Dan,

When on site during December 10-13, 2002, I noticed a few areas of environmental concern that our tenant is creating. The following pictures should help to illustrate a few of the points.

Site Machine works/storage/staging/cutting fluids/etc.

Picture #03 shows liquids flowing freely onto our site from activities created by Mighty operations. Picture #04 shows some of the storage and equipment inside the building where the liquids in picture #03 are coming from. We did not sample the liquids, nor was there a noticeable sheen. What is shown in the picture could be mainly water at that time. However, based on the operations observed, I expect cleaning and cutting fluids to be flowing onto our site on a regular basis.



03 Torrance CA 04 Torrance CA
PACCAR 12-11-..PACCAR 12-11-..

Hazardous Waste Storage Shed

The following set of pictures shows the hazardous waste storage building that Mighty uses for collection of their waste oils and other liquids related to their manufacturing operations. I did see cleaning solvents at various locations in the shop areas. No clear indication of what is done with waste solvents was apparent.



06 Torrance CA 07 Torrance CA 09 Torrance CA 10 Torrance CA
PACCAR 12-11-..PACCAR 12-11-..PACCAR 12-11-..PACCAR 12-11-..

Picture #06 shows the hazardous waste storage area. Picture #07 is a close-up within the hazardous waste storage shed, with unmarked containers, open containers, near full containers, etc. Picture #09 and #10 show the exterior area of the hazardous waste storage shed and apparent leaking and staining of the surrounding ground surface. I have no idea how long this has been going, what the actual products were that have been stored or staged there, or what subsurface areal impacts have occurred to date.

Cutting Fluids and Storm Drainage

The following set of pictures show an area where I observed large machine parts and weldments on the ground, where the workers were hosing off cutting fluids on to the ground. The runoff drains into a storm drain grate/catch basin just inside the door. The runoff then drains under Building "A" via a storm drain line, into a storm catch basin on the East side of Building "A", and appears to drain to the old cess pool at that SE location. The integrity or condition of the storm drain conveyance under Building "A" is uncertain.



11 Torrance CA 12 Torrance CA 13 Torrance CA 14 Torrance CA
PACCAR 12-11-..PACCAR 12-11-..PACCAR 12-11-..PACCAR 12-11-..

Picture #11 shows a white colored area where the water hose cleaning of parts occurred. Picture #12 shows related staining leading to the storm drain just inside the door. Picture #13 is a wash down tub used for a variety of washing and cleaning. Note the rubber hose attached to the sink drain line. Picture #14 shows the rubber drain hose and how it drains

surface, and eventually going to the same storm drain/catch basin just inside the doorway. Unfortunately, on the day there and observed the actual parts wash off, a camera was not available at that time. Later in the day we went back there.

Finally, this helps to illustrate the observations made on site. If there is further information that is needed, please let me know.

Regards,

enz
Environmental Engineer
PACAR Inc
68-7901
68-8213 fax

Dan Lewis

From: Fred Benz
Sent: Wednesday, February 05, 2003 10:33 AM
To: Richard Bangert
Cc: Dan Lewis; Carole Robbins
Subject: RE: Trico Torrance - Site Issues

REB,

For the most part, yes! As follows:

Site Machine works/storage/staging/cutting fluids/etc.

This building is partially (~20%) on our property, but mostly (~80%) on Mighty property. The liquids are all draining across our property.

Hazardous Waste Storage Shed

This building is entirely on Mighty property, with the back side of the building abutting our property line. The liquids/staining/seeps are flowing onto, or already upon our property.

Cutting Fluids and Storm Drainage

This operation is entirely on our property, including the white colored area, the area they hose off parts on to, the sink and rubber drain hose, and the storm/surface water conveyance is all on our property.

I have asked Christian Knoche of Hart Crowser, that the next time he is at the site and sees the cutting fluids being hosed off parts, to get a picture. He said he would keep his eyes open. When on site, Alistaire, Christian, Ryan Michaeltree (all of Hart Crowser), and myself all observed these actions.

One note of caution; we are planning on gathering more site data through borings, wells or other. We will need to have Peter Tsai's cooperation to have fully untethered access. This would allow us to document more incidents that we can then work towards culpability. This may be a good time to gather this type of evidence and wait to act until after we finish more of the site investigation. Your call, just a cautionary note.

FSB

-----Original Message-----

From: Richard Bangert
Sent: Wednesday, February 05, 2003 9:50 AM
To: Fred Benz
Cc: Dan Lewis
Subject: RE: Trico Torrance - Site Issues
Importance: High

Fred. I assume these pictures are all of conditions on PACCAR property? Dan: Please determine with Fred whether these conditions warrant a warning letter to Peter Tsai.

-----Original Message-----

From: Fred Benz
Sent: Tuesday, February 04, 2003 3:40 PM
To: Dan Lewis
Cc: Carole Robbins; Richard Bangert
Subject: Trico Torrance - Site Issues

Dan,

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<< File: 03 Torrance CA - PACCAR 12-11-02.JPG >> << File: 04 Torrance CA - PACCAR 12-11-02.JPG >>

Hazardous Waste Storage Shed

The following set of pictures shows the hazardous waste storage building that Mighty uses for collection of their waste oils and other liquids related to their manufacturing operations. I did see cleaning solvents at various locations in the shop areas. No clear indication of what is done with waste solvents was apparent.

<< File: 06 Torrance CA - PACCAR 12-11-02.JPG >> << File: 07 Torrance CA - PACCAR 12-11-02.JPG >> << File: 09 Torrance CA - PACCAR 12-11-02.JPG >> << File: 10 Torrance CA - PACCAR 12-11-02.JPG >>

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Cutting Fluids and Storm Drainage

The following set of pictures show an area where I observed large machine parts and weldments on the ground, where the workers were hosing off cutting fluids on to the ground. The runoff drains into a storm drain grate/catch basin just inside the door. The runoff then drains under Building "A" via a storm drain line, into a storm catch basin on the East side of Building "A", and appears to drain to the old cess pool at that SE location. The integrity or condition of the storm drain conveyance under Building "A" is uncertain.

<< File: 11 Torrance CA - PACCAR 12-11-02.jpg >> << File: 12 Torrance CA - PACCAR 12-11-02.jpg >> << File: 13 Torrance CA - PACCAR 12-11-02.jpg >> << File: 14 Torrance CA - PACCAR 12-11-02.jpg >>

Picture #11 shows a white colored area where the water hose cleaning of parts occurred. Picture #12 shows related staining leading to the storm drain just inside the door. Picture #13 is a wash down tub used for a variety of washing and cleaning. Note the rubber hose attached to the sink drain line. Picture #14 shows the rubber drain hose and how it drains to the surface, and eventually going to the same storm drain/catch basin just inside the doorway. Unfortunately, on the day I was there and observed the actual parts wash off, a camera was not available at that time. Later in the day we went back for pictures.

Hopefully, this helps to illustrate the observations made on site. If there is further information that is needed, please let me know.

Best regards,

Fred Benz
Environmental Engineer
PACCAR Inc
(425)468-7901
(425)468-8213 fax

Dan Lewis

From: Fred Benz
Sent: Tuesday, February 04, 2003 3:40 PM
To: Dan Lewis
Cc: Carole Robbins; Richard Bangert
Subject: Trico Torrance - Site Issues

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PACCAR 12-11-..PACCAR 12-11-..

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PACCAR 12-11-..PACCAR 12-11-..PACCAR 12-11-..PACCAR 12-11-..

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11 Torrance CA 12 Torrance CA 13 Torrance CA 14 Torrance CA
PACCAR 12-11-..PACCAR 12-11-..PACCAR 12-11-..PACCAR 12-11-..

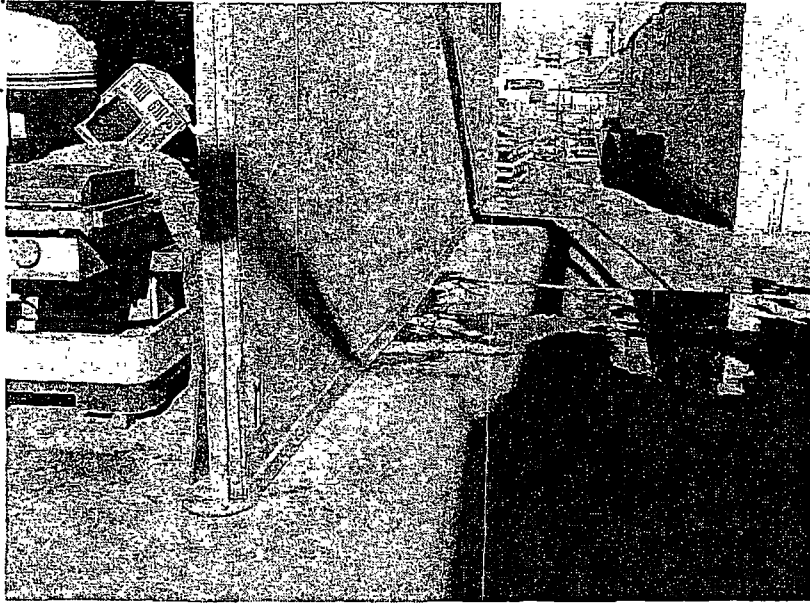
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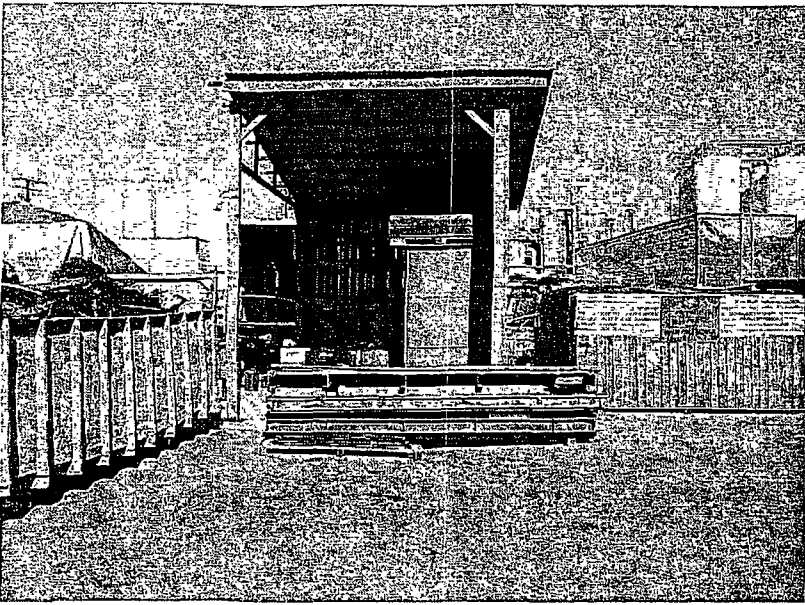
Best regards,

Fred Benz
Environmental Engineer
PACCAR Inc
(425)468-7901
(425)468-8213 fax



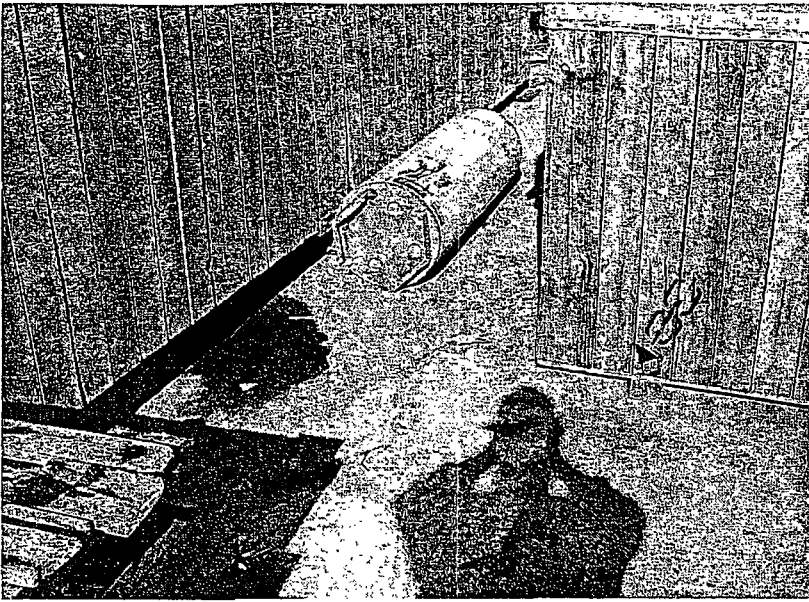


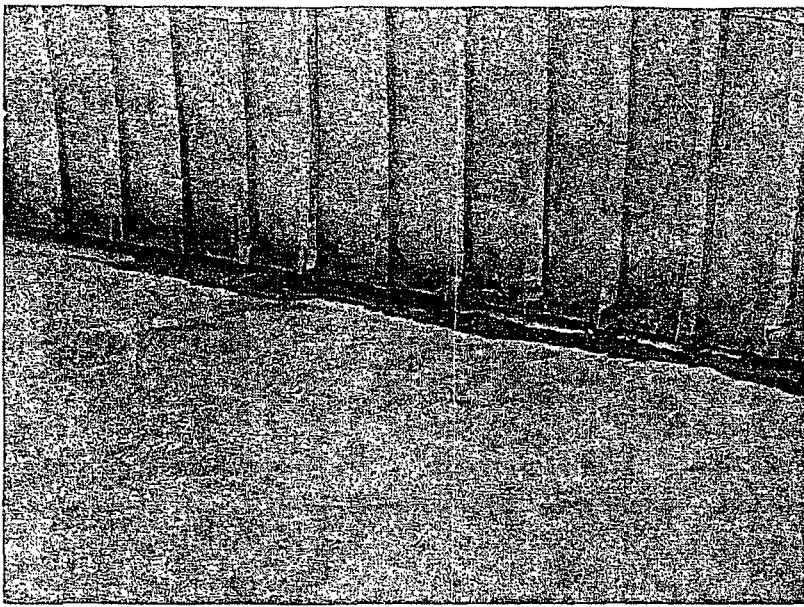
PACCAR 00952

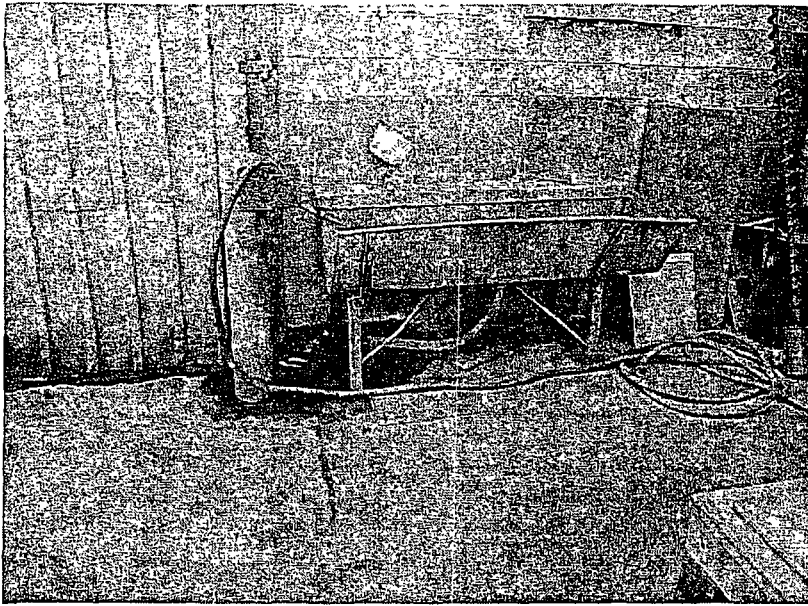




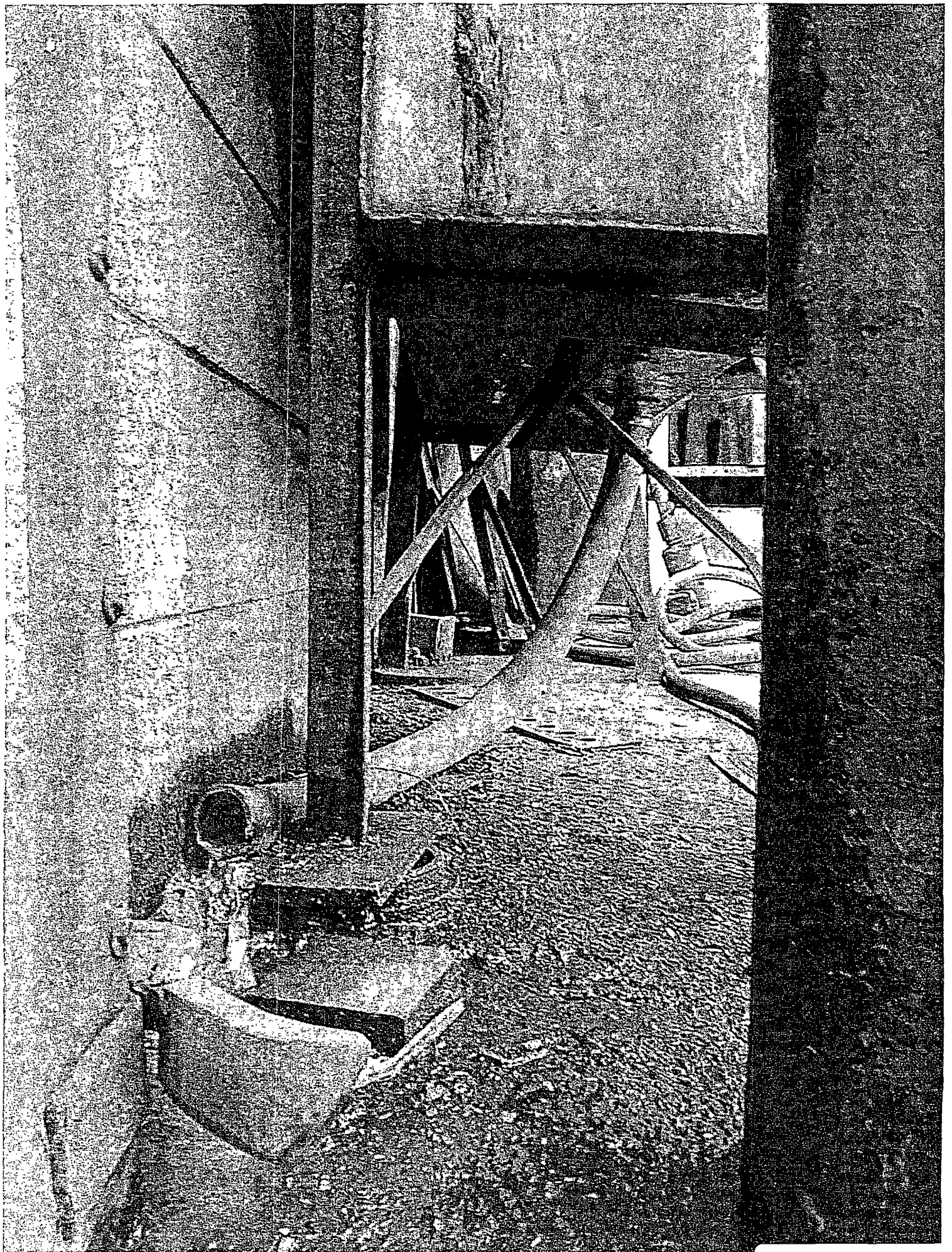




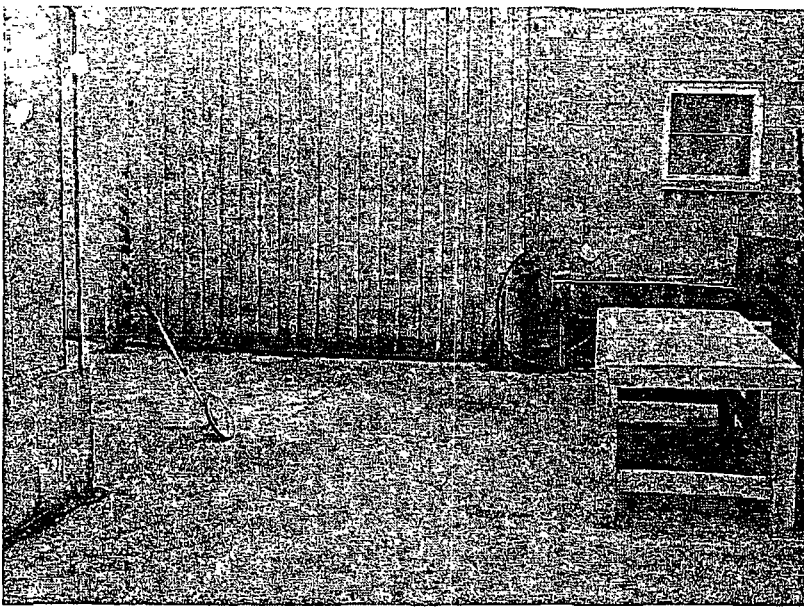




PACCAR 00958



PACCAR 00959



DAVID M. GUREWITZ
ATTORNEY AT LAW*

LOS ANGELES OFFICE
1875 CENTURY PARK EAST, SUITE 1700
LOS ANGELES, CA 90067

KILAUEA OFFICE
P. O. BOX 1267
KILAUEA, HAWAII 96754
TELEPHONE (310) 545-5696
(808) 828-6288
FAX (808) 828-6299
*LICENSED ONLY IN THE STATE OF CALIFORNIA

PLEASE REPLY TO KILAUEA OFFICE

Cc: F. Benz
File-Cap Services
DN Lewis

January 14, 2004

By First Class Mail

Richard Bangert
Vice President
PACCAR Inc.
P. O. Box 1518
Bellevue, Washington 98009

RECEIVED JAN 19 2004

Re: *My Client: Mighty Enterprises, Inc./re Lease of 1206 W. 196th Street/My File No. 4129*

Dear Dick:

I hope this letter finds you well.

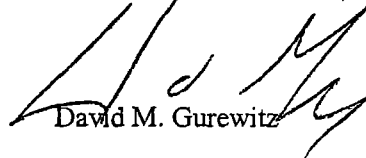
I want to make sure that you have my new mailing/fax/e-mail information for purposes of notice under the lease between Dynatech/ Mighty Enterprises, Inc. and PACCAR for 1206 W. 196th Street.

My mailing address is P. O. Box 1267, Kilauea, HI 96754. My fax number is (808) 828-6299. My e-mail address is dmgbeachlaw@hawaii.rr.com. Please make certain to correct your records.

Furthermore, Claire Birkett left the employ of Mighty Enterprises, Inc. some time ago. All notifications addressed to Mighty Enterprises, Inc. should be sent to the attention of Mr. Tito Emerito.

Very truly yours,

DAVID M. GUREWITZ, Attorney at Law



David M. Gurewitz

DMG/ral
cc: Tito (By E-Mail)

Patti Cantwell

Full Name: David Gerowitz
Last Name: Gerowitz
First Name: David
Job Title: Attorney at Law
Company: David Gerowitz

Business Address: P.O. Box 1267
Kilauea, Hawaii 96754

Business: 1-808-828-6288
Business Fax: 1-808-828-6299

Attorney for Might Enterprises, Inc. Torrance CA.

Patti Cantwell

Full Name: Peter Tsai
Last Name: Tsai
First Name: Peter
Company: Mighty Enterprises, Inc.

Business Address: 19706 S. Normandie Ave
Torrance, CA 90502

Business: (310) 516-7478
Mobile: (310) 508-8301
Business Fax: (310) 516-0368

Dynatech of America
Mighty Enterprises, Inc.
Site Location: 1206 W. 196th St., Torrance, CA 90502

Contact address:
19706 S. Normandie Ave
Torrance, CA 90502

File Trino Torrance

PACCAR Inc

September 30, 2004

Mr. Peter Tsai
Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502

Re: **1206 W. 196th Street, Torrance, CA**

Dear Mr. Tsai:

I am responding to Mr. Gurewitz's recent letter to Dan Lewis in which you request copies of certain documents, pursuant to lease Amendment #4 for the above premises. Lease Amendment #4 includes a notice provision for PACCAR to gain access to the Premises to perform environmental activities. It also requires that if as a result of such access and activity any documents are generated which are given to governmental authorities that a copy of such documents be provided to the Tenant and to Tenant's attorney.

In compliance with your request, I enclose copies of (1) Revised Work Plan dated June 12, 2002; and (2) Supplemental Site Investigation Report dated December 10, 2003. These are the only documents coming within the language of the lease provision you cite. Both of these documents were submitted to the California Regional Water Quality Control Board (RWQCB) in response to its' request to PACCAR dated September 28, 2001. I reviewed the Work Plan in person with yourself and Emerito Tito in December, 2002. I believe a copy was left with you and Tito, but in case my recollection is not correct, a copy is included now. The Supplemental Site Investigation Report was submitted to the RWQCB in December 2003. I again met with yourself and Emerito Tito in January, 2004 to review that report. I was not asked to leave a copy at that time.

If you should have any questions, please feel free to contact me at anytime.

Best regards,



Fred Benz, PE

cc: Mr. David M. Gurewitz
Attorney At Law
Kilauea Office
PO Box 1267
Kilauea, HI 96754
Mr. Daniel Lewis, PACCAR Inc

4675 Wailapa Rd.
1-808-828-6288

Dan Lewis

From: Dan Lewis
Sent: Monday, March 07, 2005 11:11 AM
To: Peter Tsai (ptsai@mightyusa.com)
Cc: Fred Benz; Richard Bangert; 'rkroll@mightyusa.com'
Subject: Mighty Enterprises - Maintenance of the Premises.

Peter -

I am responding to an e-mail from Rose Anne Kroll of Mighty to Fred Benz of PACCAR dated March 2, 2005. The e-mail advises of damage to the fence on the back of the property and references roof damage in an earlier thread of the e-mail dated 1/19/2005.

Mighty is reminded that under the lease, (Original lease Paragraph 4(a) and Amendment 1 paragraph 5), that it is **Tenant's responsibility** to keep the Premises in good condition and repair. This includes specific mention and requirement to maintain fences located immediately adjacent to the premises and the roof. Thank you for noticing these items. Please advise when repair is complete.

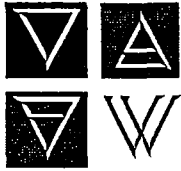
Also please address future correspondence regarding lease matters to myself. Fred Benz is the contact for coordination of environmental matters only.

Regards,

Dan Lewis

3/7/2005

PACCAR 00965



Waterstone Environmental, Inc.

2936 East Coronado Street • Anaheim, CA 92806
714-414-1122 • Fax: 714-414-1166
E-Mail: nberesky@waterstone-env.com

DRAFT

October 21, 2004

By courier with attachments

Mr. John Geroch and Dr. Rebecca Chou
Regional Water Quality Control Board, Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, CA 90013

RE: Response to September 2, 2004 California Water Code § 13267 RWQCB Order to Investigate – 19706 S. Normandie Avenue and 1206 196th Street (SLIC No. 061, PCA #2043X001)

Dear Mr. Geroch and Dr. Chou:

Waterstone Environmental, Inc. (Waterstone), on behalf of Mighty Enterprises, Inc. (Mighty), submits this reply to the RWQCB's above-referenced communication. Mighty presently owns the parcel at 19706 S. Normandie (S. Normandie Parcel) and leases, but does not own, the parcel at 1206 196th Street (196th Street Parcel). We understand that Paccar Inc. is responding separately to you in respect of the former ownership of the S. Normandie Parcel and its present ownership of the 196th Street Parcel.

The S. Normandie Parcel contains an office building (referenced as Building E in previous reports), a dispatch office/storage/restroom building, and a 1-story warehouse building (referenced as Building D in previous reports). The 196th Street Parcel contains three buildings referenced in previous reports as Buildings A, B, and C. Please see the Attachment A maps.

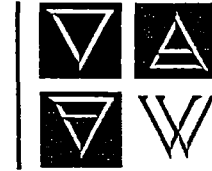
In 1989 Mighty purchased the S. Normandie Parcel after ascertaining that its commercial use had been primarily for office, parking, and driveway space, as well as equipment storage and staging. The single chemical source area identified on the parcel, a 500-gallon unleaded gasoline UST reportedly installed in 1960, had been removed in 1987. Sample analysis of underlying soils conducted in 1987 indicated no impact from the UST.

RWQCB request

You requested the following information:

1. All previous environmental site assessment reports discussing chemical handling, storage, and disposal practices, soils, geology, hydrogeology, soil borings, groundwater well installation, soil, soil gas and/or ground water sampling and analytical data for the property.

PACCAR 00966



2. Piping diagrams for any chemical or wastewater collection, disposal and/or treatment systems and all sumps, pumps, drains, piping, pumping stations, and holding and/or treatment tanks or disposal points.
3. All information regarding types and volumes of chemicals used (raw materials, intermediate products, and finished products) and storage of these chemicals in aboveground storage tanks (ASTs) or underground storage tanks (USTs); AST and/or UST testing, repairs, upgrades, or replacements or removals. All UST and/or AST removal permits, removal reports, and/or confirmation soil, soil gas or groundwater sampling reports.

Table 1 lists the pertinent environmental reports and documents available to Mighty, with identification of the type of information available in each. Attachment A presents maps, prepared by others and included in previous reports, that delimit the S. Normandie and 196th Street Parcels. As requested by the RWQCB, three copies of the listed material are provided with this transmittal.

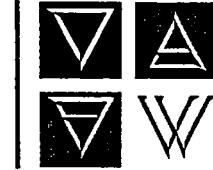
Waterstone has reviewed the material listed in Table 1, visited the premises during October 2004, and interviewed Mighty's president. Based on this information, Waterstone provides the following response.

Site History and Chemical Use

Prior to 1989, the S. Normandie and 196th Street Parcels were under common ownership. From the reports attached, the following history of use of the two parcels appears.

Period	User	Activity/Comments
1927-1947		Agricultural use
1947-before 1957	Kuchner Construction Company	construction equipment storage cesspool installed 1947 on 196 th Street Parcel by 1951 Building C in place. by 1954 northern half of Building A in place.
by 1957	American Chemsolv, Inc.	Paint manufacture and solvent storage by 1963 a southern addition to Building A in place.
sometime after 1957 to sometime before 1981	B&W Monarch, Inc.	manufacture of oil well completion equipment
1981-1989	Trico Industries, Inc.	manufacture of oil well completion equipment Chemicals used included paints, paint thinner, lubricating and hydraulic oils
1989	Mighty	S. Normandie Parcel sold to Mighty.
1989-present	Mighty	Chemicals used are hydraulic fluid, SP-400 corrosion inhibitor, acrylic lacquer thinner, compressed gas for fork lifts

Attachment B presents Mighty's Material Safety Data Sheets.



Mighty Site Use

Mighty uses the two parcels to store machine tools imported for resale and new and used machinery parts also acquired for resale. Mighty receives the machines fully assembled. Depending on their appearance, cleaning with detergent type cleaners or kerosene and repainting prior to resale may occur. Mighty performs no manufacturing or metal machining, cutting, or threading.

Mighty's chemical usage includes the following:

- Cleaners (alcohol, acetone, and kerosene-based)
- Paint
- Lacquer
- Mineral spirits
- Urethane
- Paint thinner
- Acetone
- Lube oil
- Motor oil

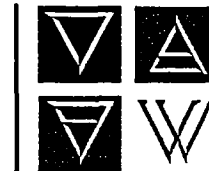
Copies of Material Safety Data Sheets, which explain raw materials for Mighty's operations, are included in Attachment B.

Mighty employs no liquid process that would produce wastewater or require wastewater treatment. Mighty has never used or maintained any piping for any chemical or wastewater collection, disposal and/or treatment systems, nor has it ever used sumps, pumps, piping, pumping stations, or holding and/or treatment tanks or disposal points.

One drain exists on the S. Normandie Parcel which is located on the west side of Building D. This drain appears to collect stormwater runoff. Trenches with welded metal plates exist in Building D. The drain and trench locations are mapped on the geophysical map for the S. Normandie Parcel included in Attachment A. Because of the density of equipment storage in Building D, trench locations are approximate. Mighty has never used the trenches and reports that the trenches and welded plates were in place at the time it purchased the S. Normandie Parcel.

Because Mighty is not a manufacturer, it does not use a significant volume of chemicals. Mighty does not use any raw materials that result in intermediate or finished products. Mighty has never maintained any above- or below-ground tanks. As mentioned, the S. Normandie Parcel had a 500-gallon unleaded gasoline UST from 1960 to 1987, when it was removed prior to Mighty's 1989 purchase of the S. Normandie Parcel.

Lubricating and motor oils which are emptied from used machinery are stored in 55-gallon drums and staged in various areas onsite. Arrangements are made for appropriate disposal on an as-needed basis.



S. Normandie Parcel

Based on the documentation listed on Table 1, two potential chemical source areas have been identified on the S. Normandie Parcel. The following summarizes the information known about each potential source area and the sampling performed with regard to each. Documents that address each potential source area are cited.

1. Former UST

A 500-gallon, unleaded gasoline UST was installed in 1960 and removed in 1987. SCS Engineers drilled one borehole (BH-1) through the tank pit in 1987. Soil analytical results for the 10- and 15-foot samples indicated that no impact occurred in underlying soil. This information is provided in: a) 1987, Trico (permit for removal indicating size and material stored); b) June 1987, SCS (soil sampling indicating no impact at BH-1); and c) September 1995, H2O Science (installation date, p 9). Based on these results, no further evaluation of the former UST was recommended.

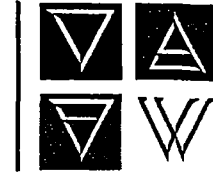
2. Potential former cesspool

Building department records dated July 29, 1947 indicate a permit application to install two cesspools at the property. Written comments indicate "7-30 First cesspool installed behind bldg. O.K. One more to be installed." (The installed cesspool is the one that is located on the southeast corner of the 196th Street Parcel). H2O Science (1995) indicated that a cesspool could exist on the S. Normandie Parcel. H2O Science in January 1997 performed a geophysical survey to evaluate the S. Normandie Parcel for the location of the potential cesspool. H2O identified four areas of the S. Normandie Parcel to be sampled to identify whether a potential cesspool existed.

H2O subsequently advanced 6 hand augers (HA-A through HA-F) at the S. Normandie Parcel to evaluate the four geophysical anomalies (HA-A through HA-D) and two areas where "surface conditions" were noted (a concrete pad [HA-E] and concrete bermed area [HA-F]). The report indicates that one of the locations was advanced inside a concrete vault that had been filled with sand and paved over (HA-F). Sampling results indicated that no impact was found at any of the locations to a depth of 9.5 feet. Refusal was encountered at two locations at 3.5 feet (HA-D) and 4 feet (HA-F). HA-F was refused by a subsurface concrete structure. H2O indicated the structure may be a concrete cesspool or sump and recommended further sampling or excavation of the structure. Mighty does not have any further information in its files. This information is provided in: a) September 1995, H2O Science (building department permit, Appendix B); b) February, 1997, H2O Science (geophysical survey results); c) March, 1997, H2O Science (draft hand auger sampling results).

* * *

Mr. Geroch and Dr. Chou
October 21, 2004
Page 5



This submittal provides all responsive environmental documents and other records that Mighty has in its possession. The submittal of this document and the listed attachments constitutes Mighty's compliance with the RWQCB September 2, 2004 information request. If you have any questions, please call me at 714-414-1122.

Sincerely,

Nancy Beresky
Principal Hydrogeologist
Waterstone Environmental, Inc.

Attachments:

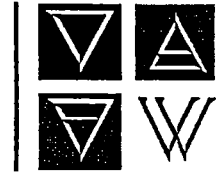
Table 1: List of Environmental Documents

A: Maps for the S. Normandie and 196th Street Parcels

B: Mighty Enterprises MSDS Sheets

C: Previous Environmental Documents as listed on Table 1

Mr. Geroch and Dr. Chou
October 21, 2004
Page 6



Bcc with one set of attachments: Peter Tsai, Mighty Enterprises
Patrick Del Duca, Esq.
David Gurewitz, Esq.

PACCAR 00971

TABLE 1
Environmental Documents
S. Normandie and 190th Street Parcels
Torrance, CA

NOTE: "S. Normandie Parcel" references the current 19706 S. Normandie property. "190th Street Parcel" references the current 1206 W. 190th Street property.

Date	Author	Title	Purpose	Scope of Work	Information Provided						
					Storage Tank Documentation	Geology/ Hydrogeology	Lab Data	Boring Logs	Piping Locations	Types of Chemicals Used	Permits
The following documents address the property prior to the separation into two parcels.											
Documents 1983-87	Compiled by Trico	Environmental Permit and Related Documents	1. Permit for abandonment of gasoline UST. 2. 1983 notice of oil spill cleanup and response violation. 3. LPG tank permit 4. paint dip tank permit	Not applicable	X					X	X
June 12, 1987	SCS Engineers	Report for Preliminary Site Investigation (included as Appendix A to the November 1987 report)	Determine hazardous waste contamination, if any, at facility	6 borings to 20-60 feet in depth (BH-1 through BH-6); analyze by EPA 8010/8020 or TRPH	X	X	X	X		X	
Nov. 1987	SCS Engineers	Preliminary Draft Report for Additional Site Investigation	Assess subsurface soil contamination lateral and vertical extent and determine if groundwater contaminated	Install one groundwater monitoring well (MW-1); three episodes of groundwater sampling; 2 soil borings to 65 feet (BH-7 and -8)			X	X			
March 8, 1988	Southern California	SCE Work Order Number	Determine if onsite	Test oil from three transformers for			X				



PACCAR Inc

November 3, 2005

Return Receipt Requested
7003.2260.000.7311.2686

Mighty Enterprises, Inc
19706 S. Normandie Ave.
Torrance, CA 90502
Attn: Mr. Peter Tsai

File

11-15-05

Im/w Sentam

Attn: Tito
3 pages

Reference: Lease dated 9/15/1993 between
PACCAR Inc and Mighty Enterprises, Inc.

Subject: Notice of Violation - Hazardous Materials

Dear Mr. Tsai:

During a site visit in July 2005 PACCAR's environmental engineer noticed a number of areas of concern related to Mighty Enterprise's activities and care of the premises. See attached photos for reference. The areas of concern are as follows:

Housekeeping and Nuisance Waste

Although much progress has been made over the past year in reducing the amount of garbage and debris scattered across the site, other steps need to be made. In particular along the eastern side of Building B, a collection of dunnage, dilapidated equipment and other debris and garbage persists. See attached photos #1 - #5. Under the terms of the lease "Tenant shall not use or permit the use of the Premises in a manner that creates waste or a nuisance," Please correct the situation and cleanup the area as soon as possible.

photos continues to clean show progress

Wash Basin and Drain at West side of Building A

A wash basin is in use along the west side of Building A. The below ground drain from the basin appears to be non-working. The immediate area was flooded at the time of inspection and appeared to be draining into a drainage grate feeding a pipeline that runs under the length of Building A to the east. The east drain grate was also surrounded by standing water several inches deep. Mighty is advised to either repair the drain line or discontinue use of the washbasin for cleaning of parts or any other process. See attached photos #6 - #7.

Trash has been removed
show progress

November 3, 2005

Machining Operations in Building A

There are what appear to be multiple stations performing machining activities inside Building A. Although the machining areas appeared to be kept in good order, multiple oil stains and oil collection buckets were prevalent. Most machines had oil-filled buckets set adjacent to each machine for collection of oil draining from the machines. Although a few of these machines did not appear to be machining stations, draining and collection of oil appeared to be causing significant impacts inside and outside of Building A. See photos attached #8 - #12. According to the terms of the original lease dated September 15, 1993; "Tenant shall use the Premises solely and only for the purpose of storage of shoes, umbrellas and other cloth material goods, and for no other purpose without the prior written consent of Landlord." Amendment No. 2 to the original Lease, and dated October 21, 1996 provided consent to additional permitted uses. "Subject to all other provisions of the Lease, Tenant shall have the right to conduct machine tool assembly and storage, and sewing of fabric items in connection with umbrella assembly and packaging for sale, on the premises as additional permitted uses." Machining is not allowed within Building A or anywhere on the premises. Mighty is hereby advised to cease and desist all machining, oil draining and collection of new or waste oil on the property.

Oil Spills and Leaks

Multiple oil stains are present in the alley between Building A and the south sides of Buildings B and C. It appears that this is becoming a normal part of the process being employed by Mighty on PACCAR property. Pictures #13 - #19 illustrate the impacts of this problem. An area was also observed on the PACCAR Premises where workers were hosing off cutting fluids off large machine parts and weldments.

Mighty is hereby advised that it is in violation of Section 3.3 of the lease, Hazardous Substances. By 3.3(a) any reportable use of a "Hazardous Substance" requires Landlord consent. By 3.3(b) Tenant has a duty to inform the Landlord if it knows or has reasonable cause to believe, that a "Hazardous Substance" has come to be located on the premises. Based on the observations of our environmental engineer it appears that Mighty Enterprises has caused hazardous substances to be located on the premises.

Mighty is hereby advised to cease and desist all machining, draining, spilling and any reportable use of hazardous substances on the PACCAR property. Further Mighty is advised to clean and remove any hazardous materials on the property caused by Mighty. Such removal shall be in accordance with the all applicable law.

Restate cleanup removal

push back please explain that this is

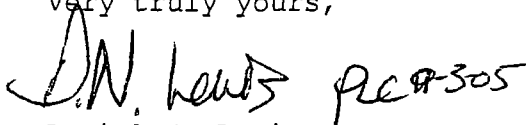
November 3, 2005

Repair and Maintenance

Two property-related issues have arisen during this past year and were presented to PACCAR with the expectation that PACCAR is responsible for the repair and maintenance. The first issue was the report of the break-in through a portion of the fence surrounding the property. PACCAR was requested to fix the fence. Under the lease the Tenant is required to keep the fencing in "...good order, condition and repair". This is not a Landlord responsibility.

The second issue was that the building roofs had serious leaks during rain events. See photos #20 - #21 attached. According to the terms of the lease; *Tenant, at Tenant's expense, shall keep in good order, condition and repair the Premises and every part thereof.* Amendment No. 1 to the original Lease specifically excludes the roof from Landlord's required repair and maintenance responsibility. Repair of the roof is Tenant's responsibility.

Very truly yours,

Handwritten signature of Daniel N. Lewis in black ink, with the initials "DNL" and "PC 9-305" written below it.

Daniel N. Lewis
Director of Construction & Corporate Services
dan.lewis@paccar.com

Enclosures

DNL:pc

cc: File
F. Benz (letter only)
A. Seiple
David M. Gerowitz, Attorney at Law, Kilauea Office, P.O. Box
1267, Kilauea, Hawaii 96754 - 808-828-6299

PACCAR 00975



PACCAR Inc

November 3, 2005

Return Receipt Requested
7003.2260.000.7311.2686

Mighty Enterprises, Inc
19706 S. Normandie Ave.
Torrance, CA 90502
Attn: Mr. Peter Tsai

Reference: Lease dated 9/15/1993 between
PACCAR Inc and Mighty Enterprises, Inc.

Subject: Notice of Violation - Hazardous Materials

Dear Mr. Tsai:

During a site visit in July 2005 PACCAR's environmental engineer noticed a number of areas of concern related to Mighty Enterprise's activities and care of the premises. See attached photos for reference. The areas of concern are as follows:

Housekeeping and Nuisance Waste

Although much progress has been made over the past year in reducing the amount of garbage and debris scattered across the site, other steps need to be made. In particular along the eastern side of Building B, a collection of dunnage, dilapidated equipment and other debris and garbage persists. See attached photos #1 - #5. Under the terms of the lease "*Tenant shall not use or permit the use of the Premises in a manner that creates waste or a nuisance,*" Please correct the situation and cleanup the area as soon as possible.

Wash Basin and Drain at West side of Building A

A wash basin is in use along the west side of Building A. The below ground drain from the basin appears to be non-working. The immediate area was flooded at the time of inspection and appeared to be draining into a drainage grate feeding a pipeline that runs under the length of Building A to the east. The east drain grate was also surrounded by standing water several inches deep. Mighty is advised to either repair the drain line or discontinue use of the washbasin for cleaning of parts or any other process. See attached photos #6 - #7.

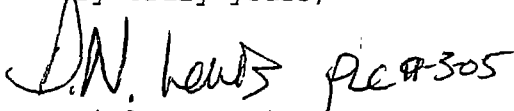
November 3, 2005

Repair and Maintenance

Two property-related issues have arisen during this past year and were presented to PACCAR with the expectation that PACCAR is responsible for the repair and maintenance. The first issue was the report of the break-in through a portion of the fence surrounding the property. PACCAR was requested to fix the fence. Under the lease the Tenant is required to keep the fencing in "...good order, condition and repair". This is not a Landlord responsibility.

The second issue was that the building roofs had serious leaks during rain events. See photos #20 - #21 attached. According to the terms of the lease; Tenant, at Tenant's expense, shall keep in good order, condition and repair the Premises and every part thereof. Amendment No. 1 to the original Lease specifically excludes the roof from Landlord's required repair and maintenance responsibility. Repair of the roof is Tenant's responsibility.

Very truly yours,

 *D.N. Lewis* *PC#305*

Daniel N. Lewis
Director of Construction & Corporate Services
dan.lewis@paccar.com

Enclosures

DNL:pc

cc: File
F. Benz
A. Seiple
David M. Gerowitz, Attorney at Law, Kilauea Office, P.O. Box
1267, Kilauea, Hawaii 96754 - 808-828-6299

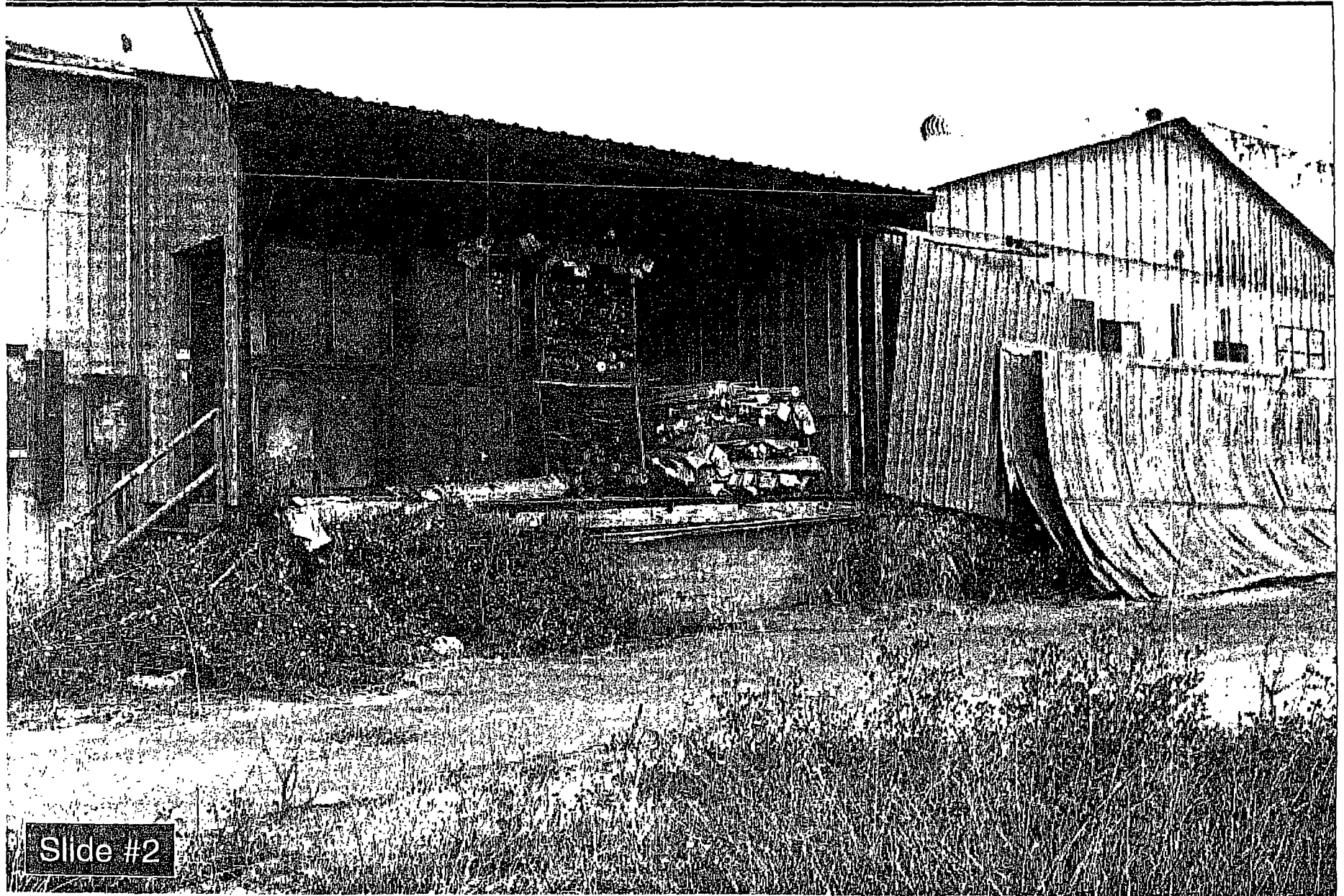
PACCAR 00977

**Trico Torrance, Building B - Eastside
Housekeeping and Nuisance Waste**



Slide #1

Trico Torrance, Building B – Eastside
Housekeeping and Nuisance Waste



Slide #2

Trico Torrance, Building B – Eastside
Housekeeping and Nuisance Waste



Slide #3

**Trico Torrance, Building B – Eastside
Housekeeping and Nuisance Waste**



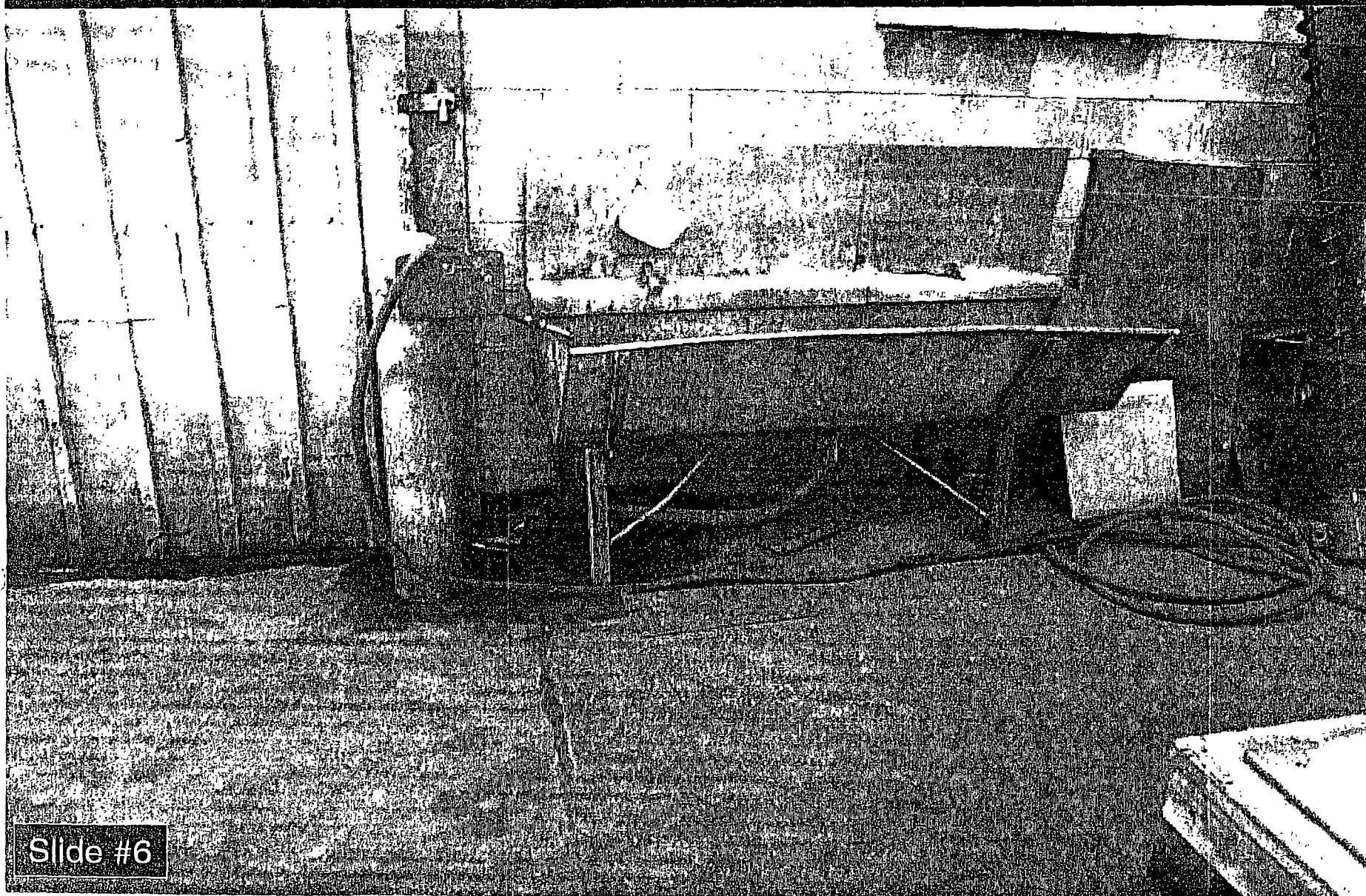
Slide #4

**Trico Torrance, Building B – Eastside
Housekeeping and Nuisance Waste**



Slide #5

Trico Torrance, Building A – West End
Wash Basin and Drain



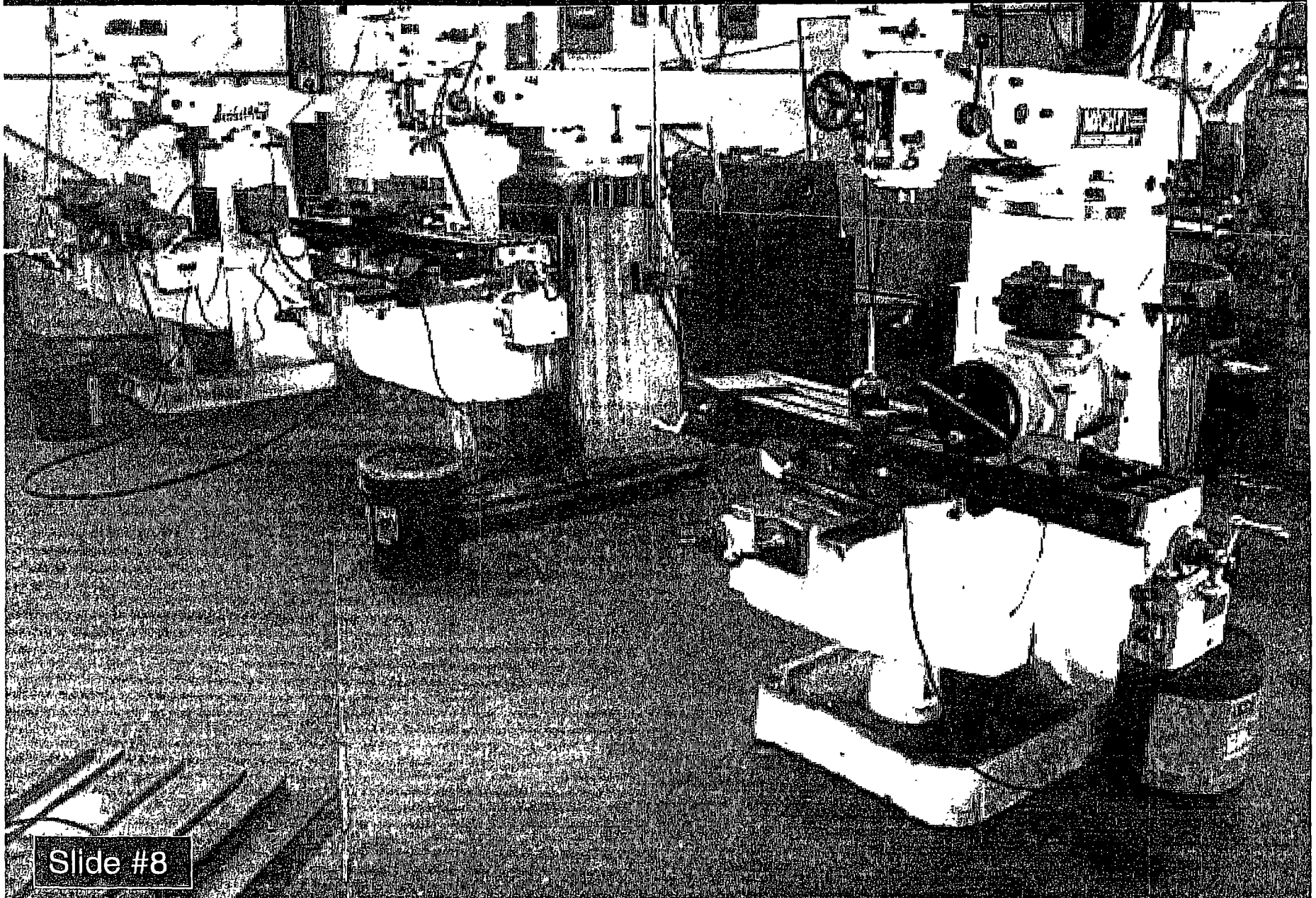
Slide #6

Trico Torrance, Building A – West End Wash Basin and Drain



Slide #7

Trico Torrance, Building A – Machining Operations

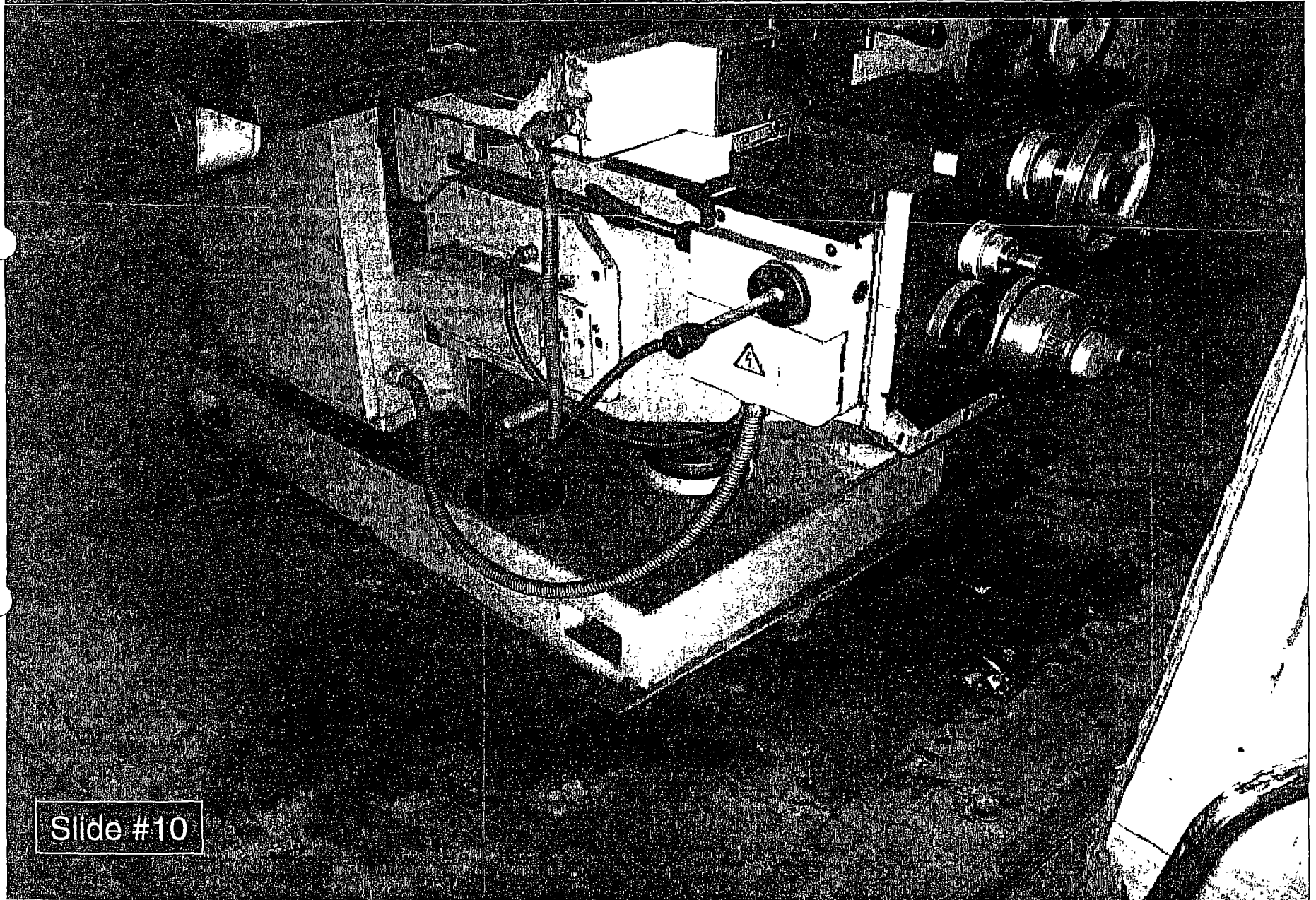


Slide #8

Trico Torrance, Building A - Machining Operations

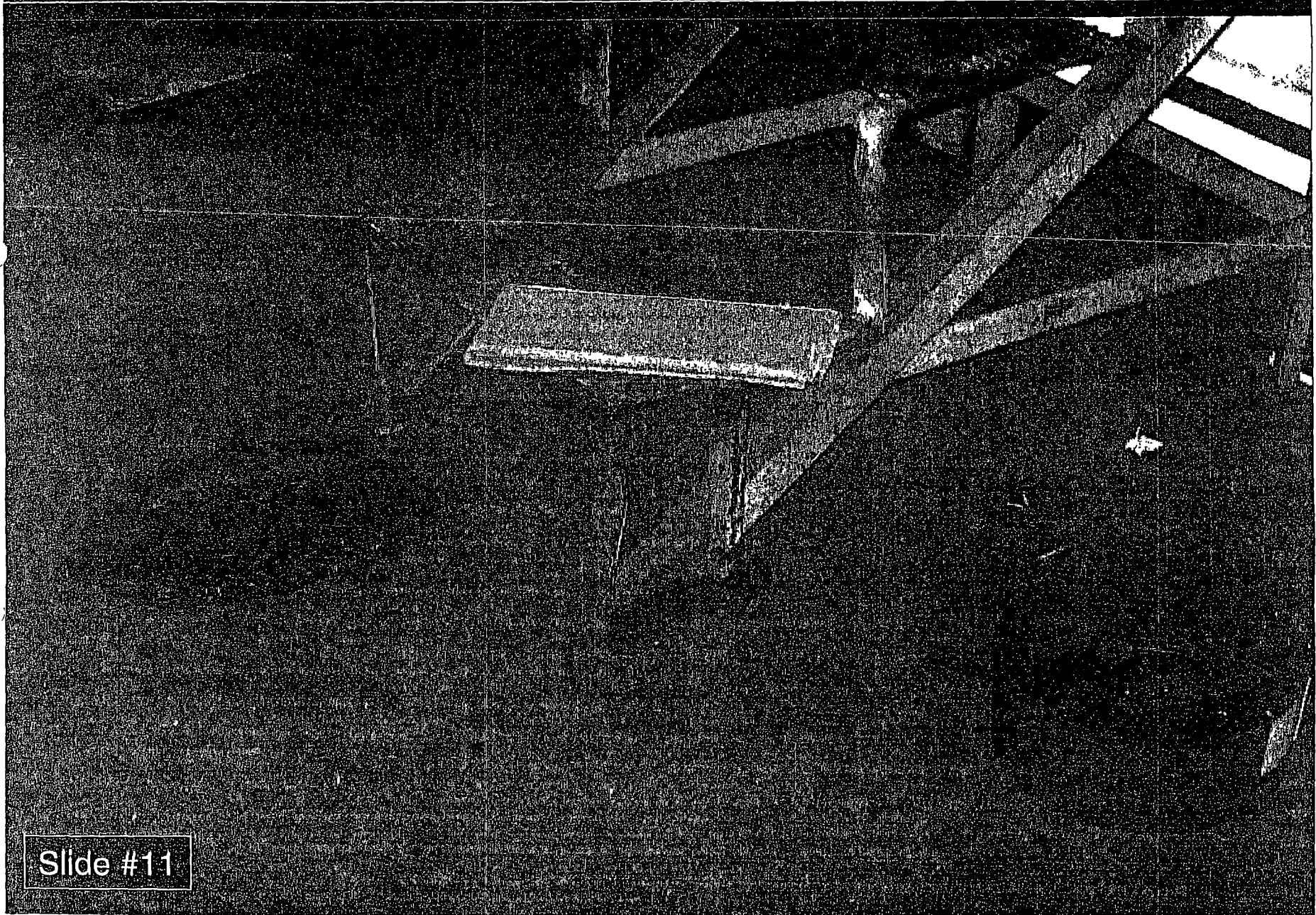
Slide #9

Trico Torrance, Building A - Machining Operations



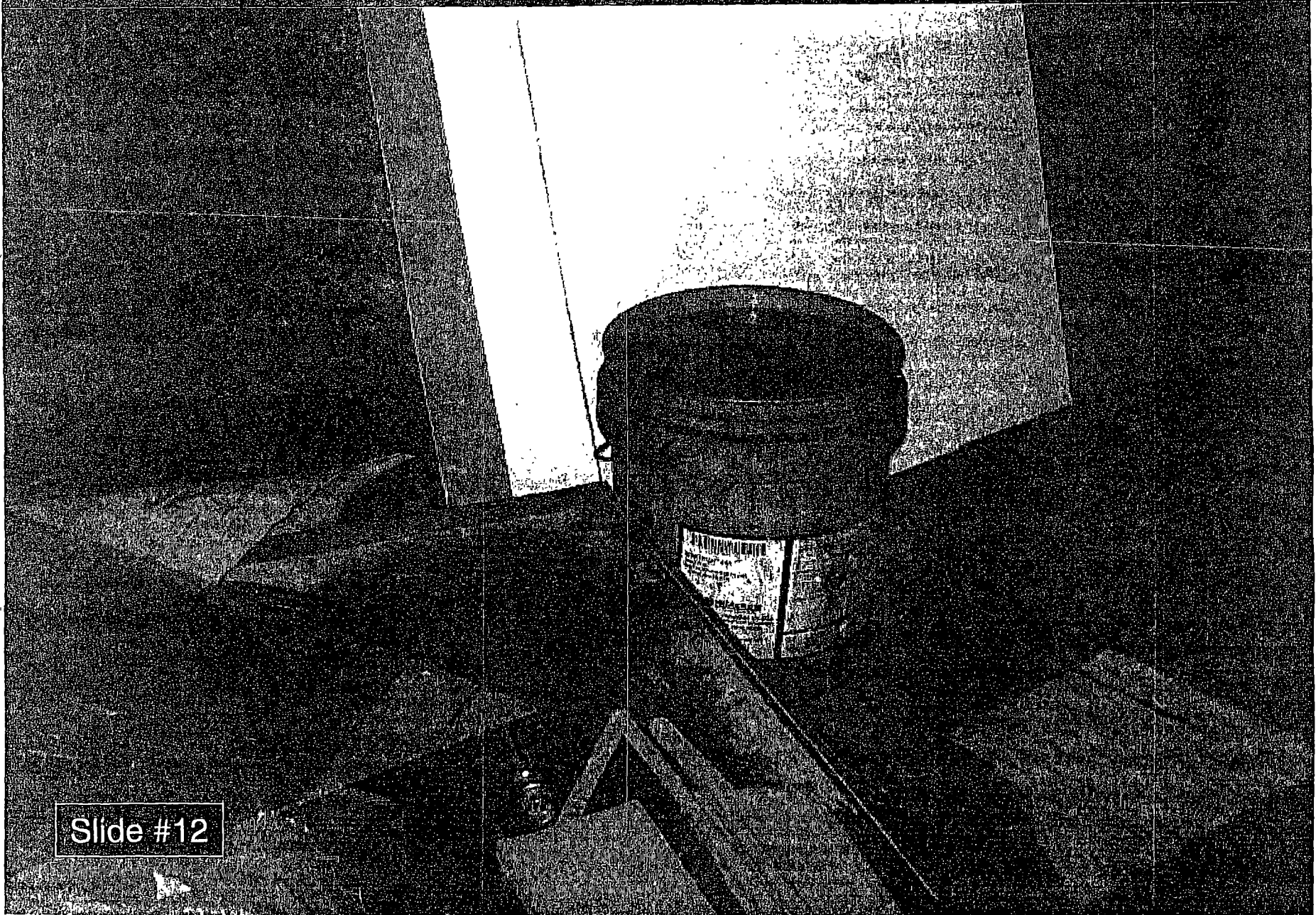
Slide #10

Trico Torrance, Building A - Machining Operations



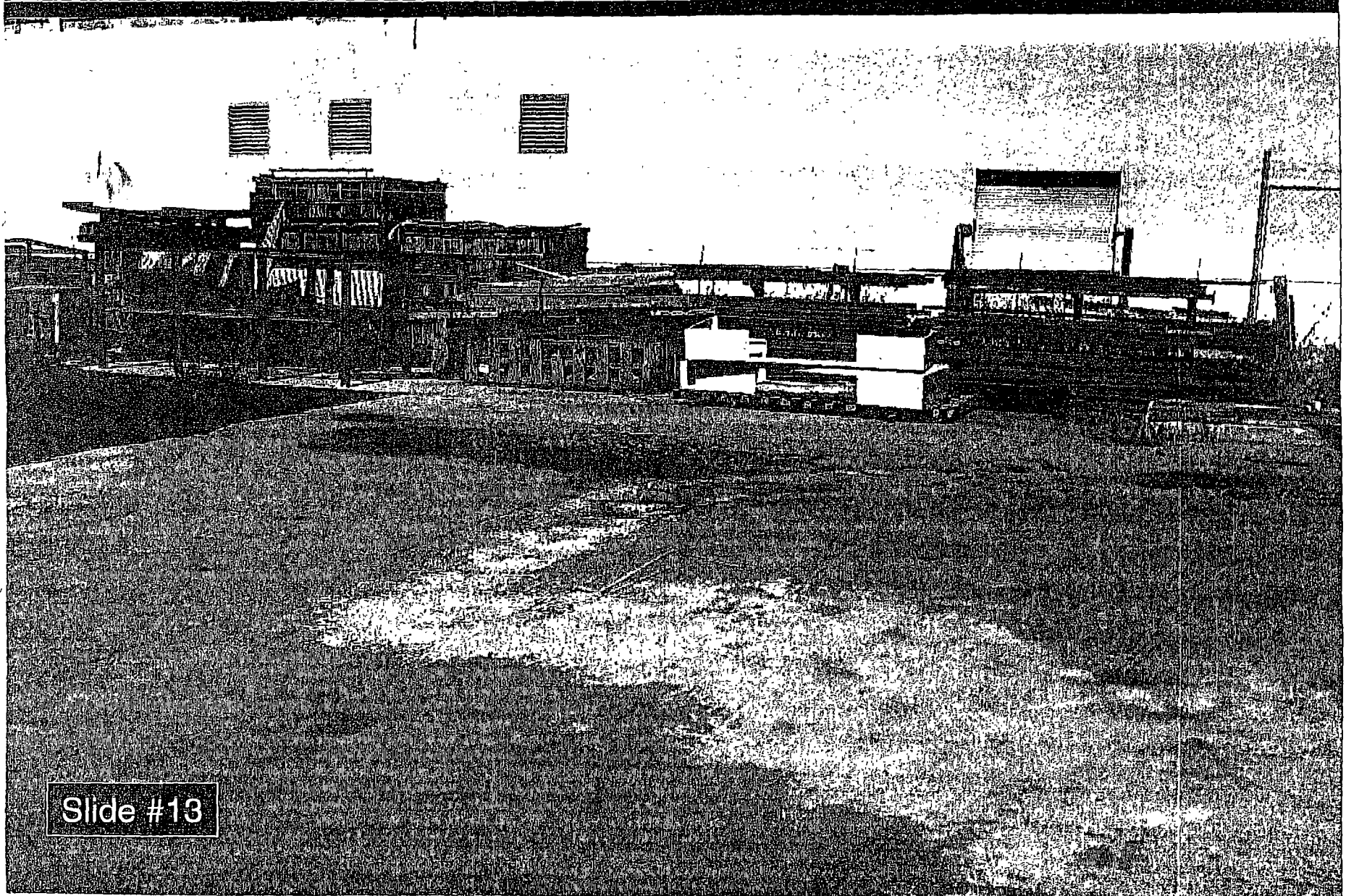
Slide #11

Trico Torrance, Building A - Machining Operations



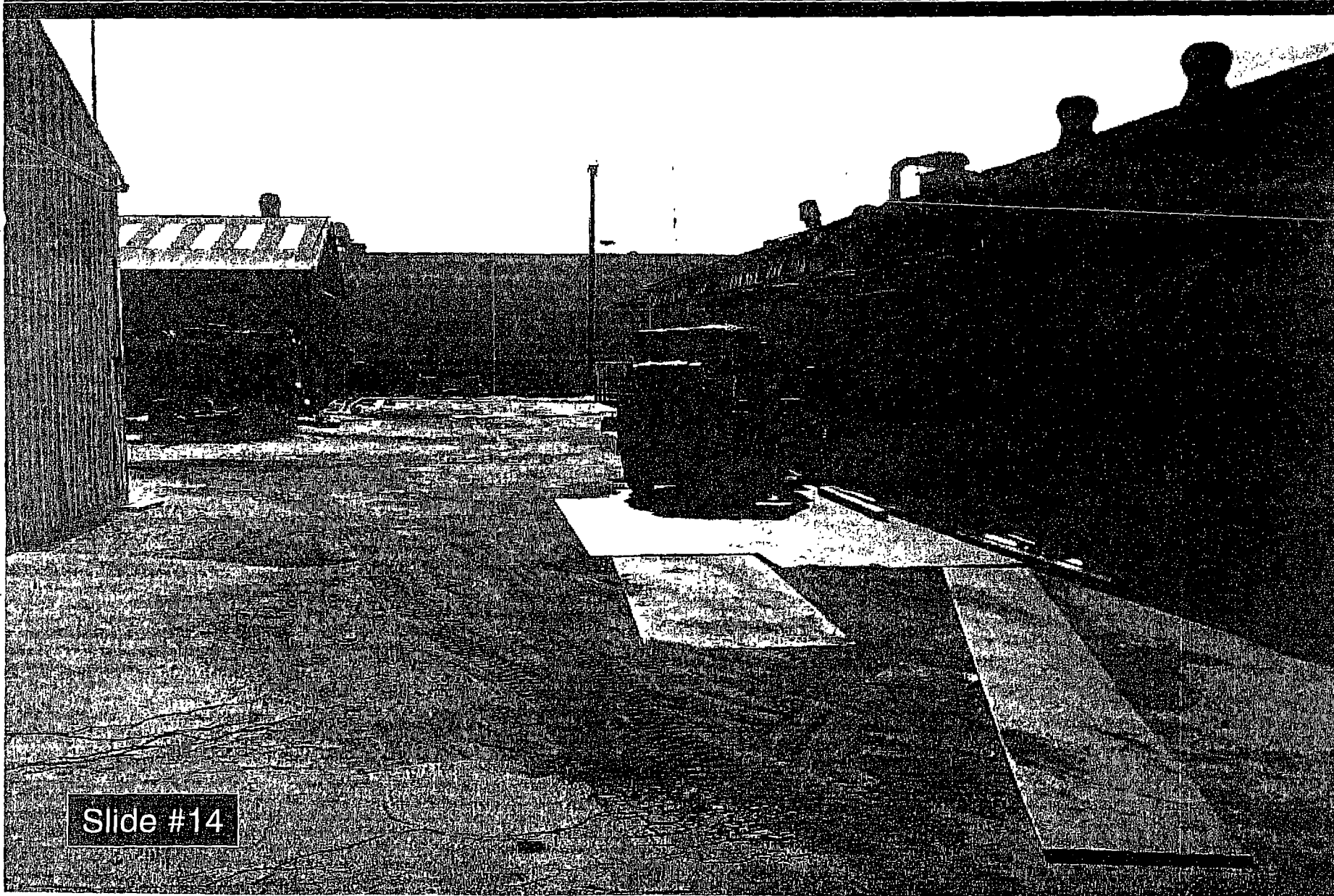
Slide #12

**Trico Torrance, Alley way between Buildings A, B, C
Oil Spills and Leaks**



Slide #13

Trico Torrance, Alley way between Buildings A, B, C
Oil Spills and Leaks



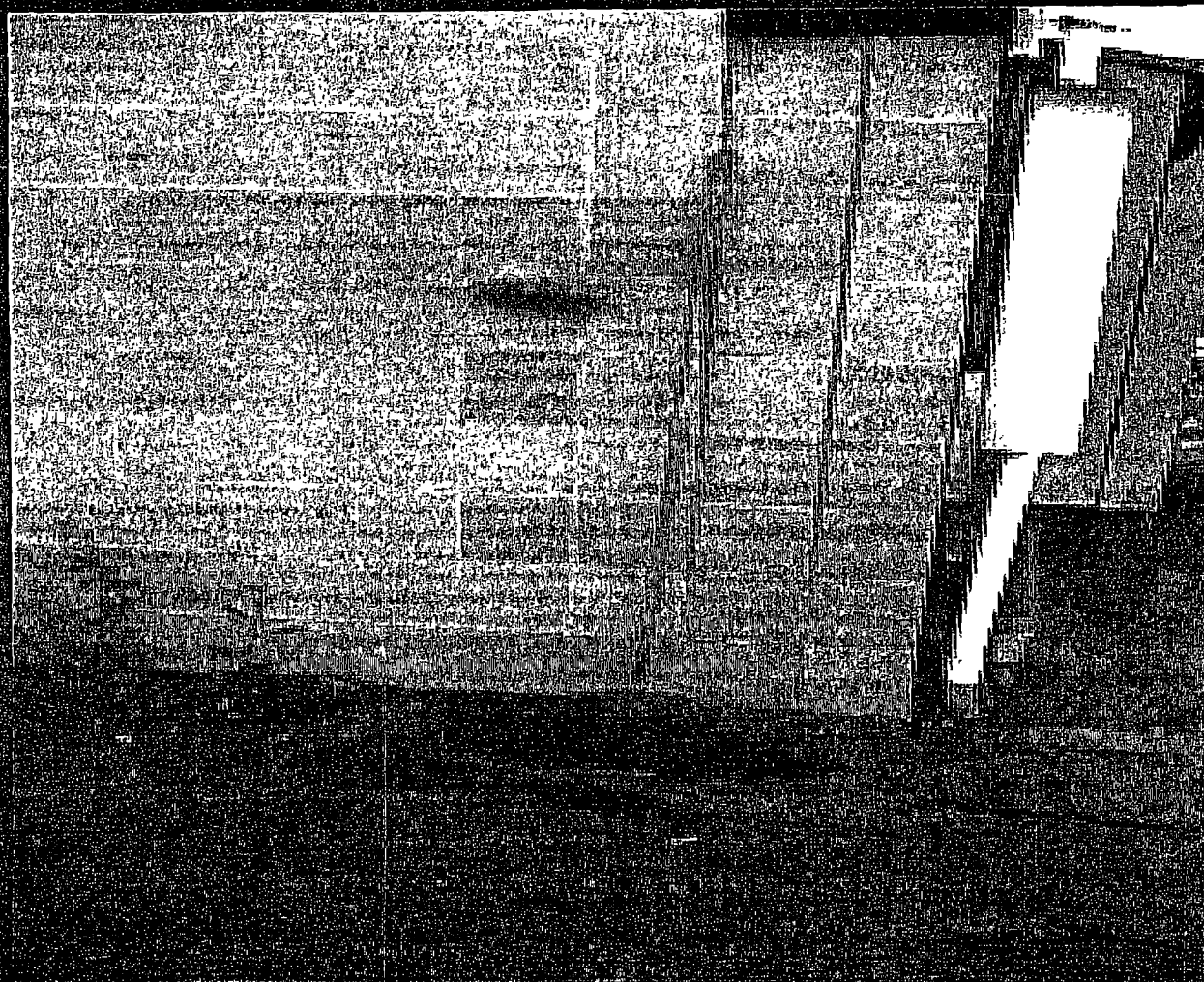
Slide #14

**Trico Torrance, Alley way between Buildings A, B, C
Oil Spills and Leaks**



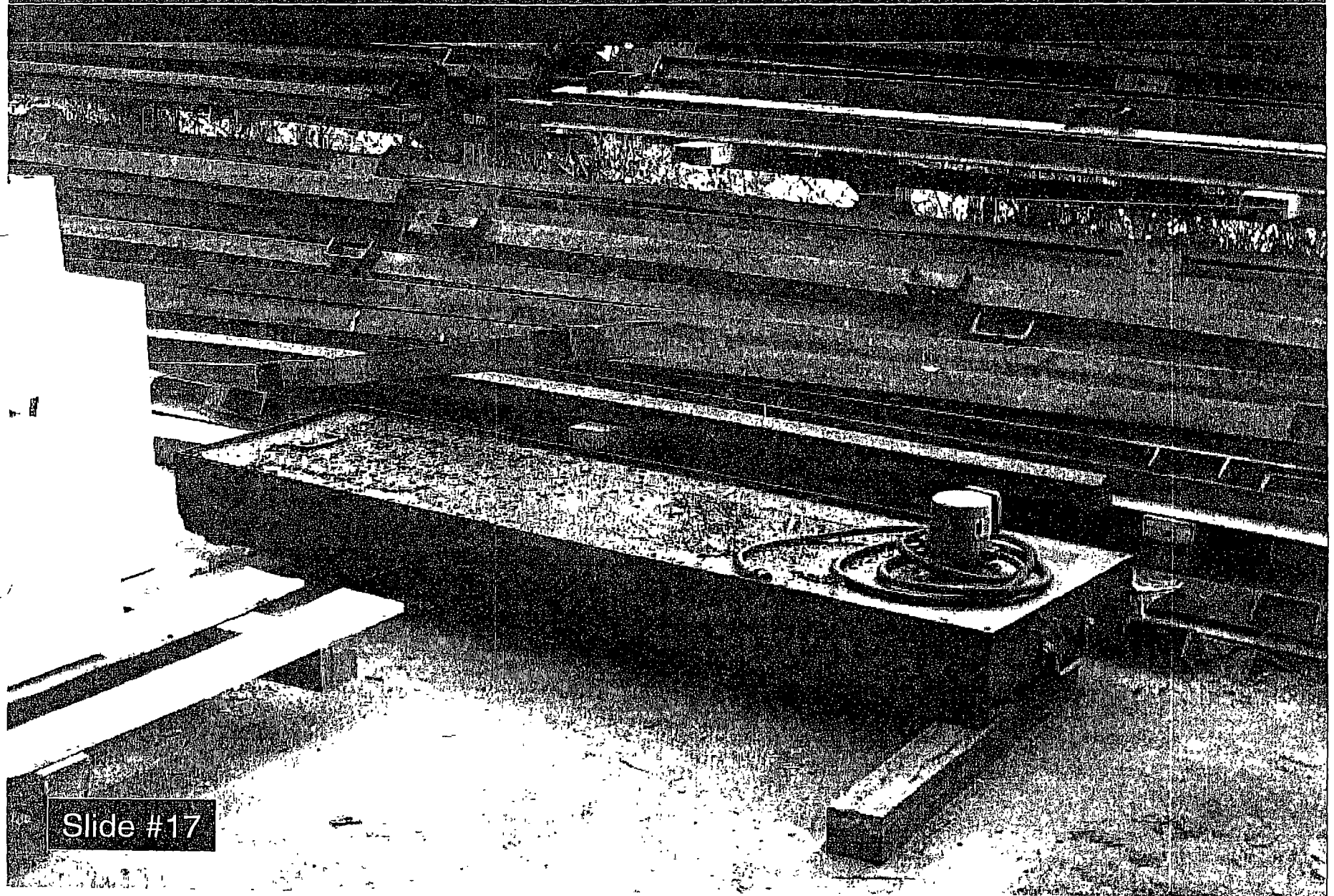
Slide #15

**Trico Torrance, Alley way between Buildings A, B, C
Oil Spills and Leaks**



Slide #16

Trico Torrance, Alley way between Buildings A, B, C
Oil Spills and Leaks



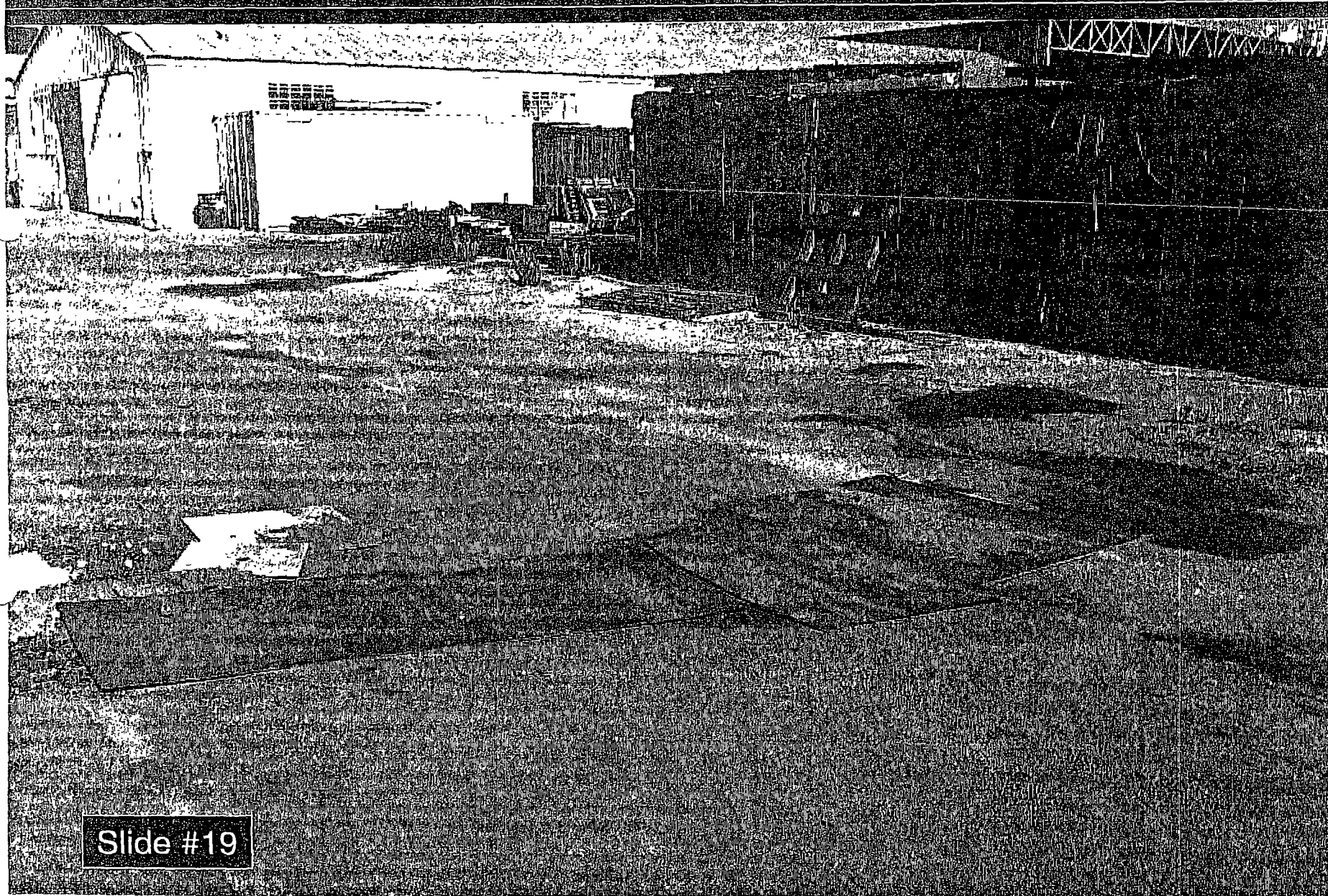
Slide #17

**Trico Torrance, Alley way between Buildings A, B, C
Oil Spills and Leaks**



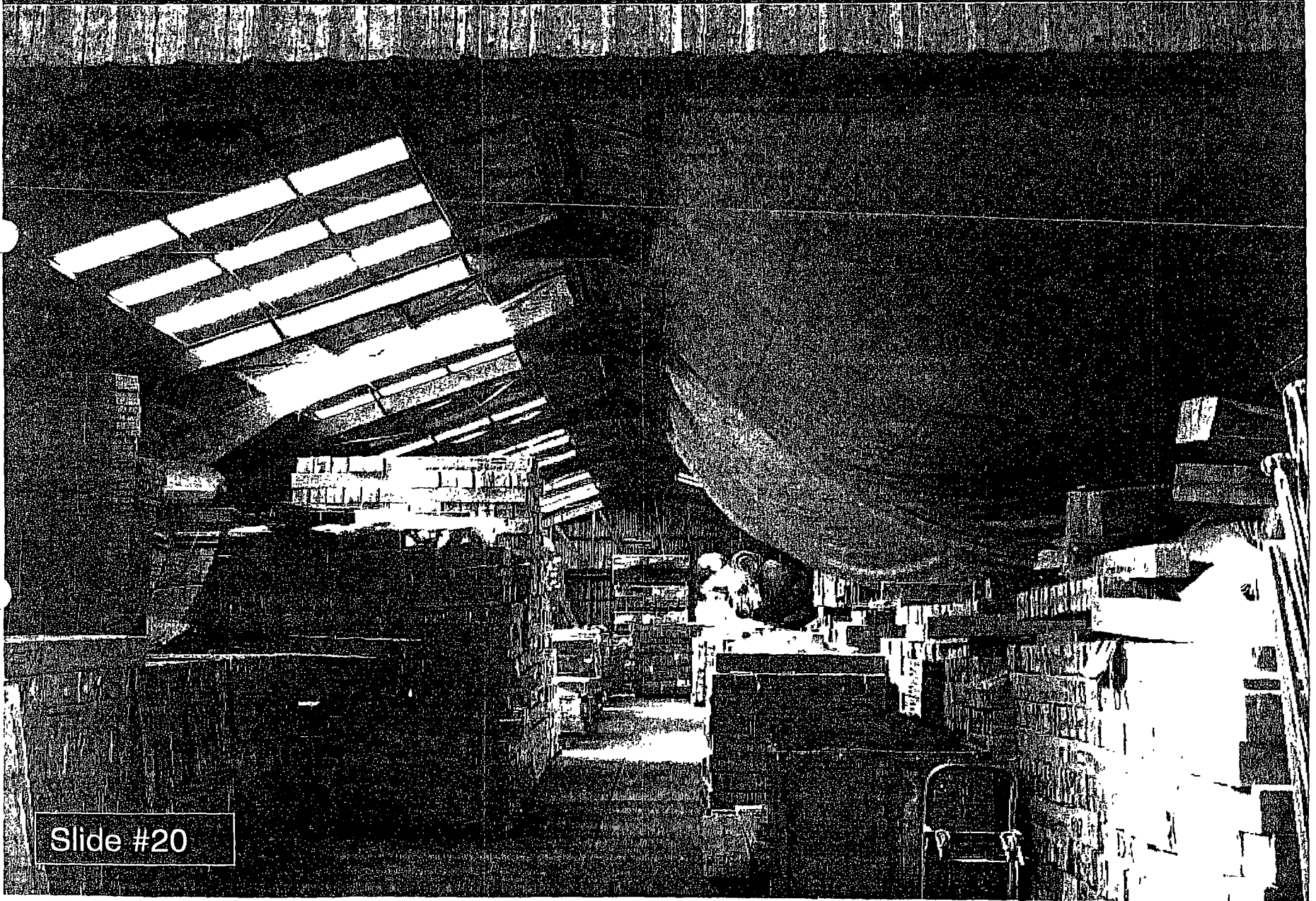
Slide #18

**Trico Torrance, Alley way between Buildings A, B, C
Oil Spills and Leaks**



Slide #19

Trico Torrance, Building B – Serious Roof Repairs Needed



Slide #20

Trico Torrance, Building B – Serious Roof Repairs Needed



Slide #21

PACCAR 00998

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Attn: Peter Tsai

2. Article Number
(Transfer from service label) **7003 2260 0000 7311 2686**

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Domestic Return Receipt 102595-02-M-1540



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CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

02-001 OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To: Mighty Enterprises, Inc.
 Attn: Peter Tsai
 Street, Apt. No., or PO Box No. 19706 S. Normandie Ave.
 City, State, ZIP+4 Torrance, CA 90502

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

02-001 OFFICIAL USE

Postage	\$ 1.29
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.34

Sent To: Mighty Enterprises, Inc.
 Attn: Peter Tsai
 Street, Apt. No., or PO Box No. 19706 S. Normandie Ave.
 City, State, ZIP+4 Torrance, CA 90502

PS Form 3800, June 2002

SENDER: COMPLETE THIS SECTION

1. Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

4. If delivery address is different from Item 1, enter delivery address below.

5. If delivery address is different from Item 1, enter delivery address below.

6. If delivery address is different from Item 1, enter delivery address below.

7. If delivery address is different from Item 1, enter delivery address below.

8. If delivery address is different from Item 1, enter delivery address below.

9. If delivery address is different from Item 1, enter delivery address below.

10. If delivery address is different from Item 1, enter delivery address below.

SENDER: COMPLETE THIS SECTION		COMPLAINT: THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p>David M. Gerowitz Attorney At Law Kilauea Office P.O. Box 1267 Kilauea, Hawaii 96754</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>	
<p>2. Article Number (Transfer from service label) 7003 2260 0000 7311 2679</p>		<p>B. Received by (Printed Name) C. Date of Delivery</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>			

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER ON TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE




7003 2260 0000 7311 2679

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
02-49, OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To David M. Gerowitz, Atty At Law	
Street, Apt. No., or PO Box No. P.O. Box 1267	
City, State, ZIP+4 Kilauea, Hawaii 96754	

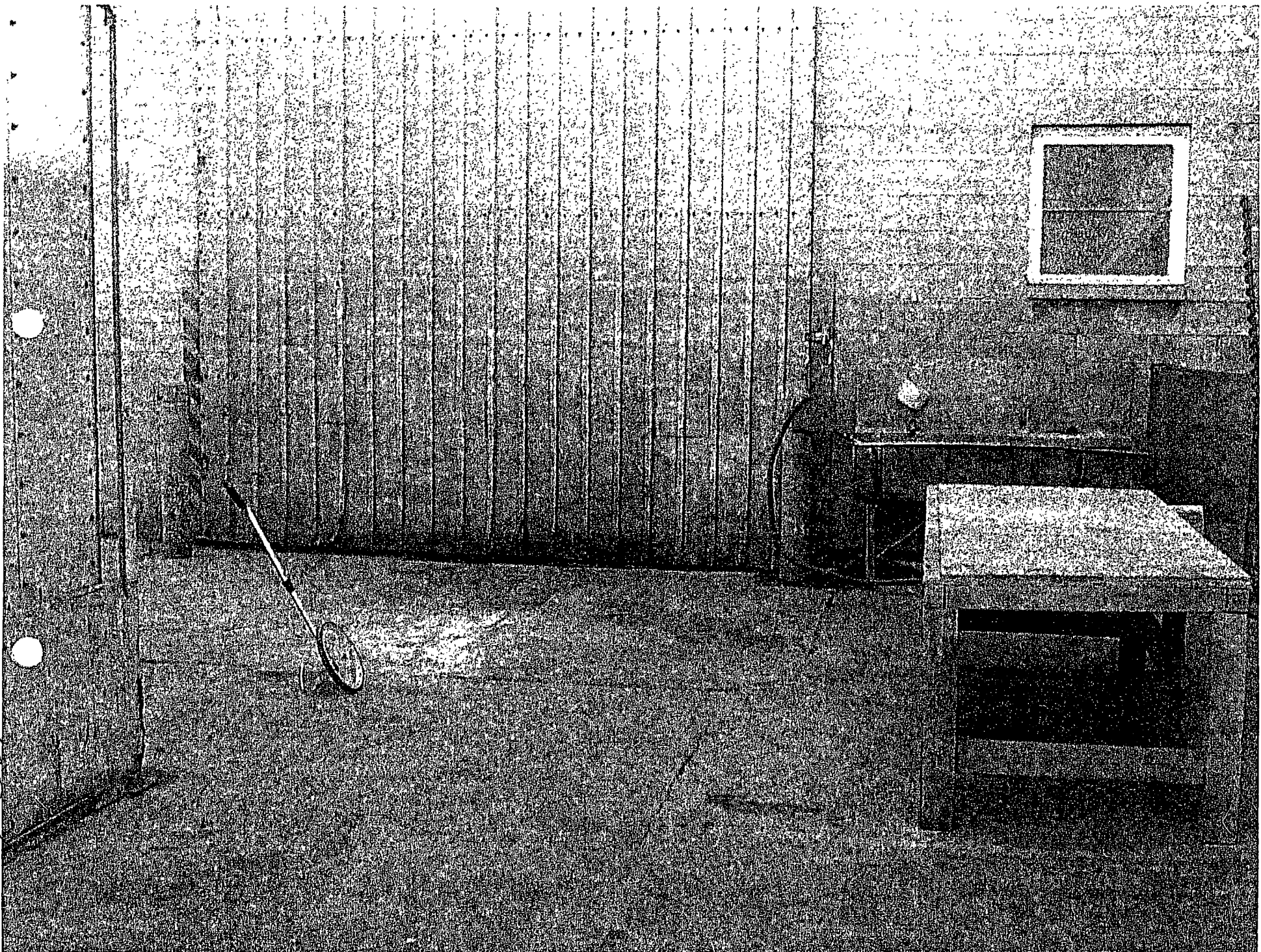
U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
02-49, OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To David M. Gerowitz, Atty At Law	
Street, Apt. No., or PO Box No. P.O. Box 1267	
City, State, ZIP+4 Kilauea, Hawaii 96754	

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	
<p>1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>2. Print your name and address on the reverse so that we can return the card to you.</p> <p>3. Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
<p>4. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece or on the front if space permits. 		<p>A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery <u>11-23-01</u></p>	
<p>1. Article Addressed to:</p> <p><i>Dynatek of America</i> <i>Mighty Enterprises, Inc</i> <i>19706 Normandie Ave</i> <i>Torrance, CA 90502</i> <i>Attn: Peter Tsai</i></p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> O.O.D.</p>	
<p>7003 2260 0000 7311 2693</p>		<p>4. Restricted Delivery (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, August 2001</p>		<p>Domestic Return Receipt 102595-02-M-1540</p>	

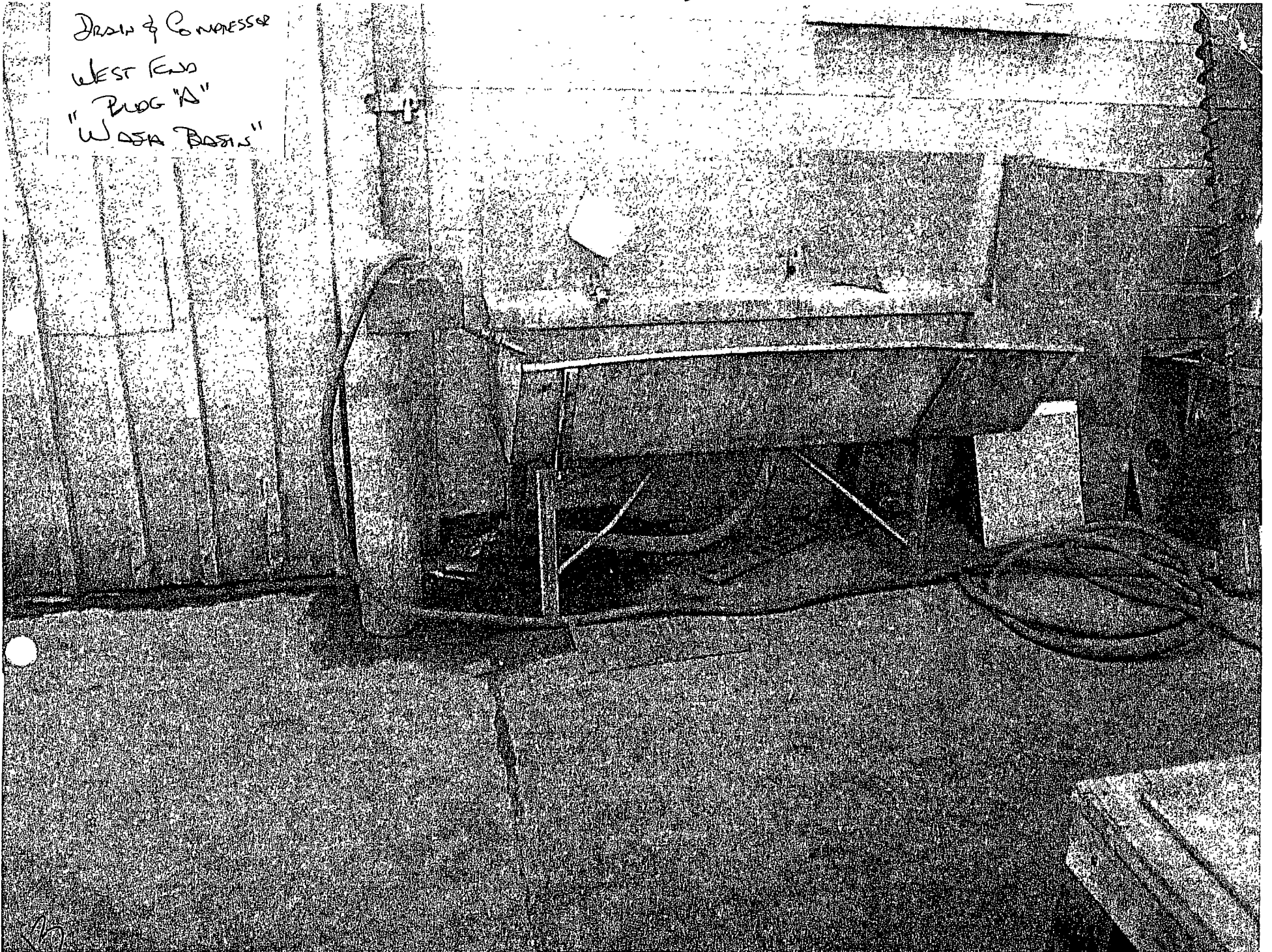
PACCAR 01001

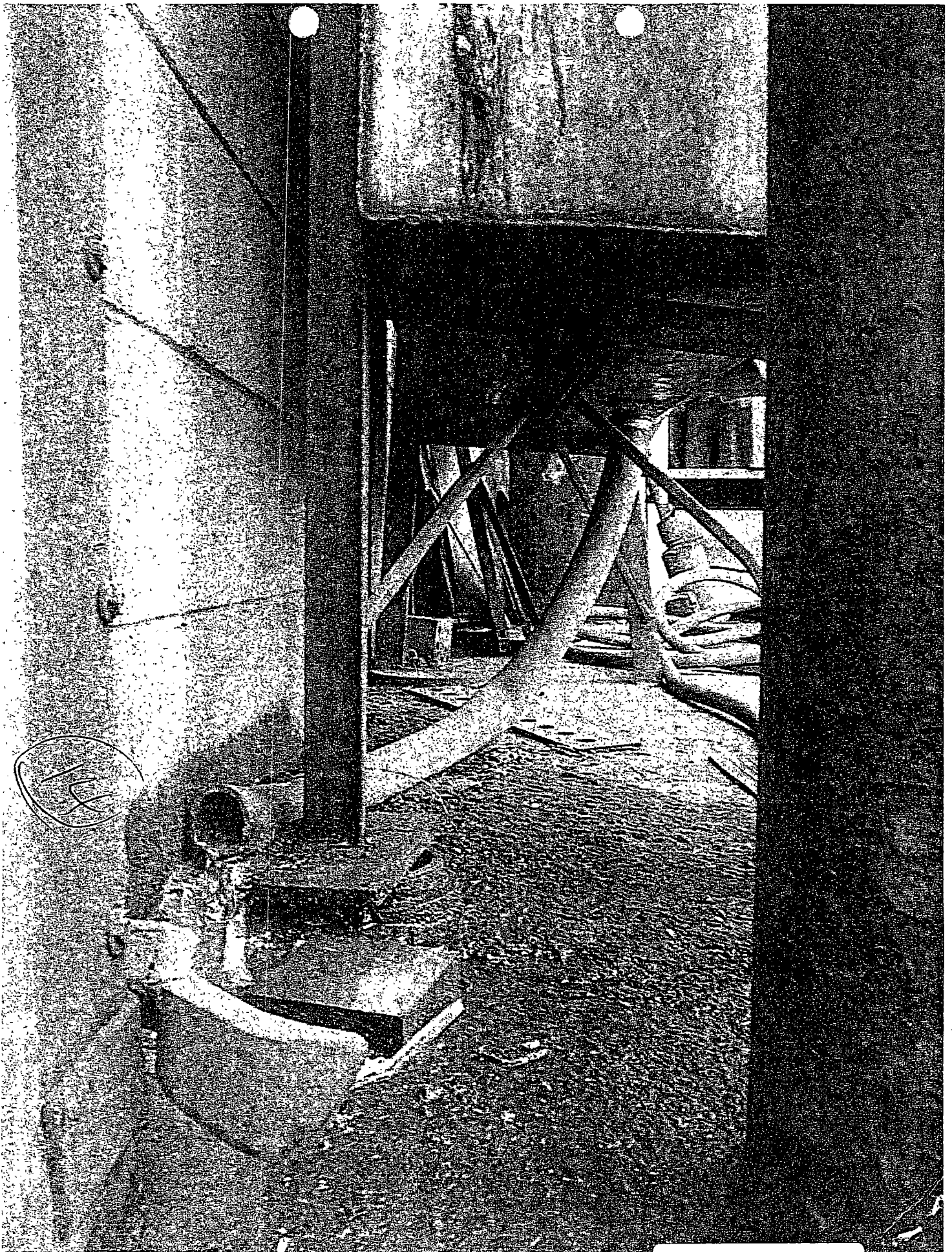


17 247

РАСКАР 01002

✓
DRAIN & COMPRESSOR
WEST END
"BUG 'N"
"WASH BASIN"

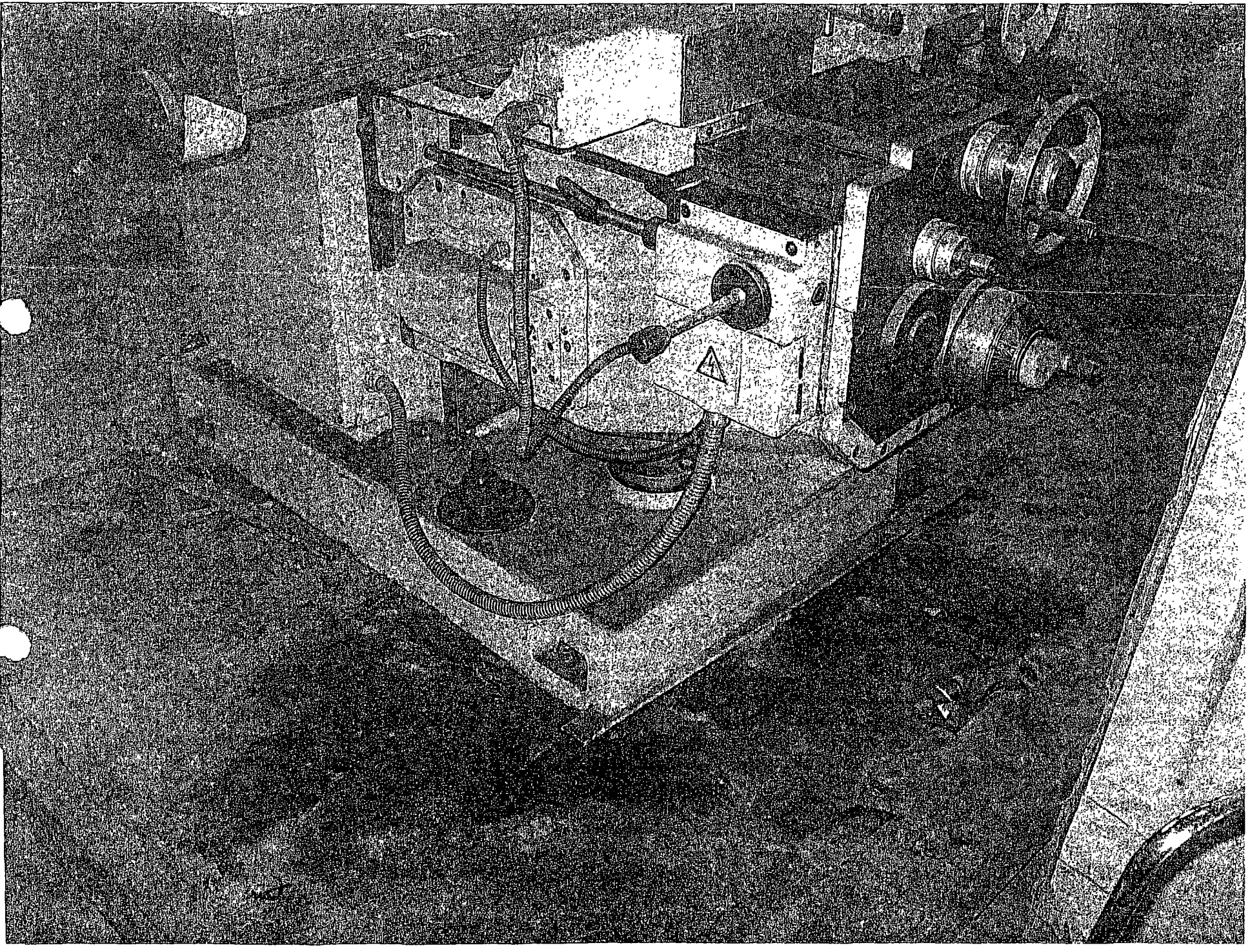


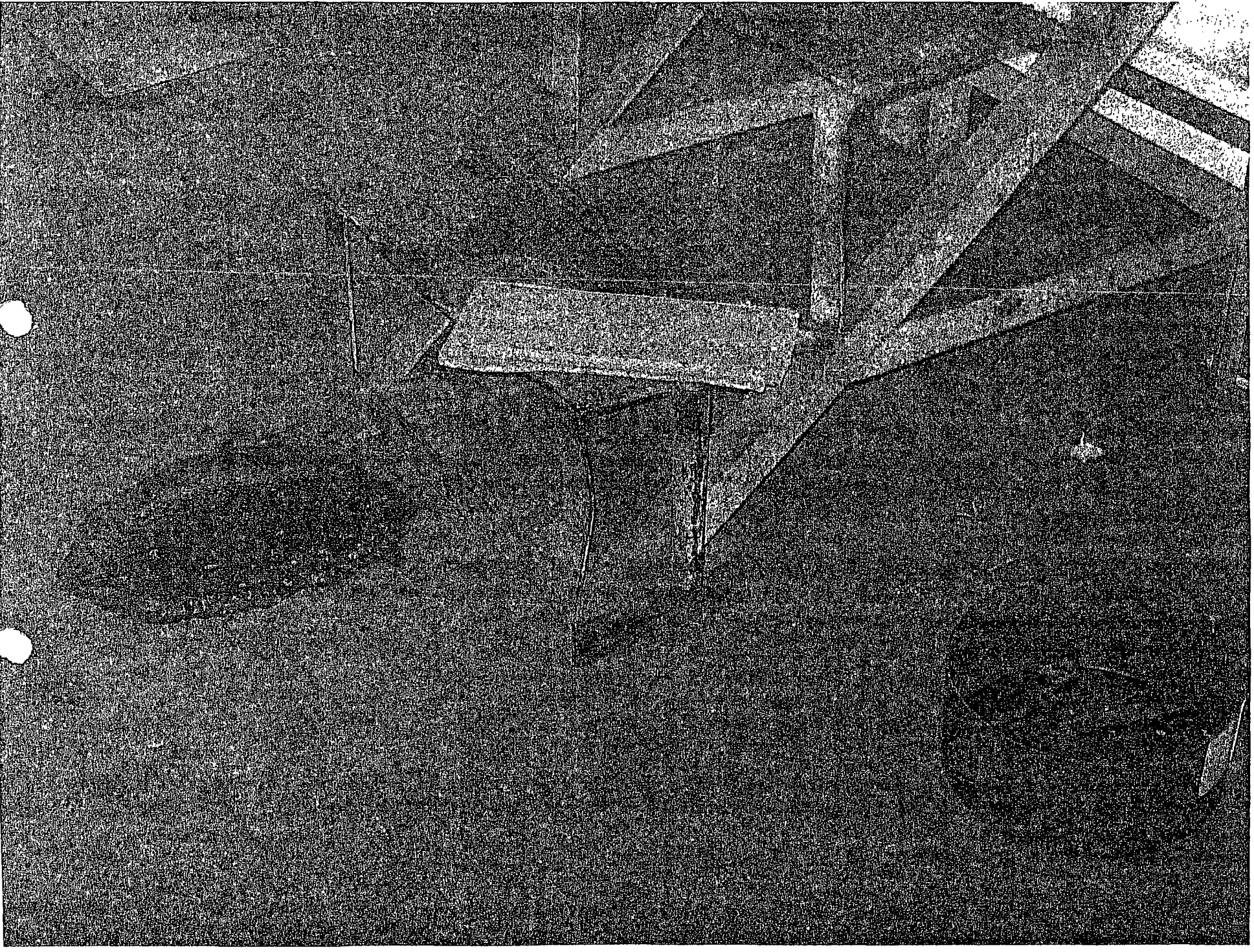


PACCAR 01004

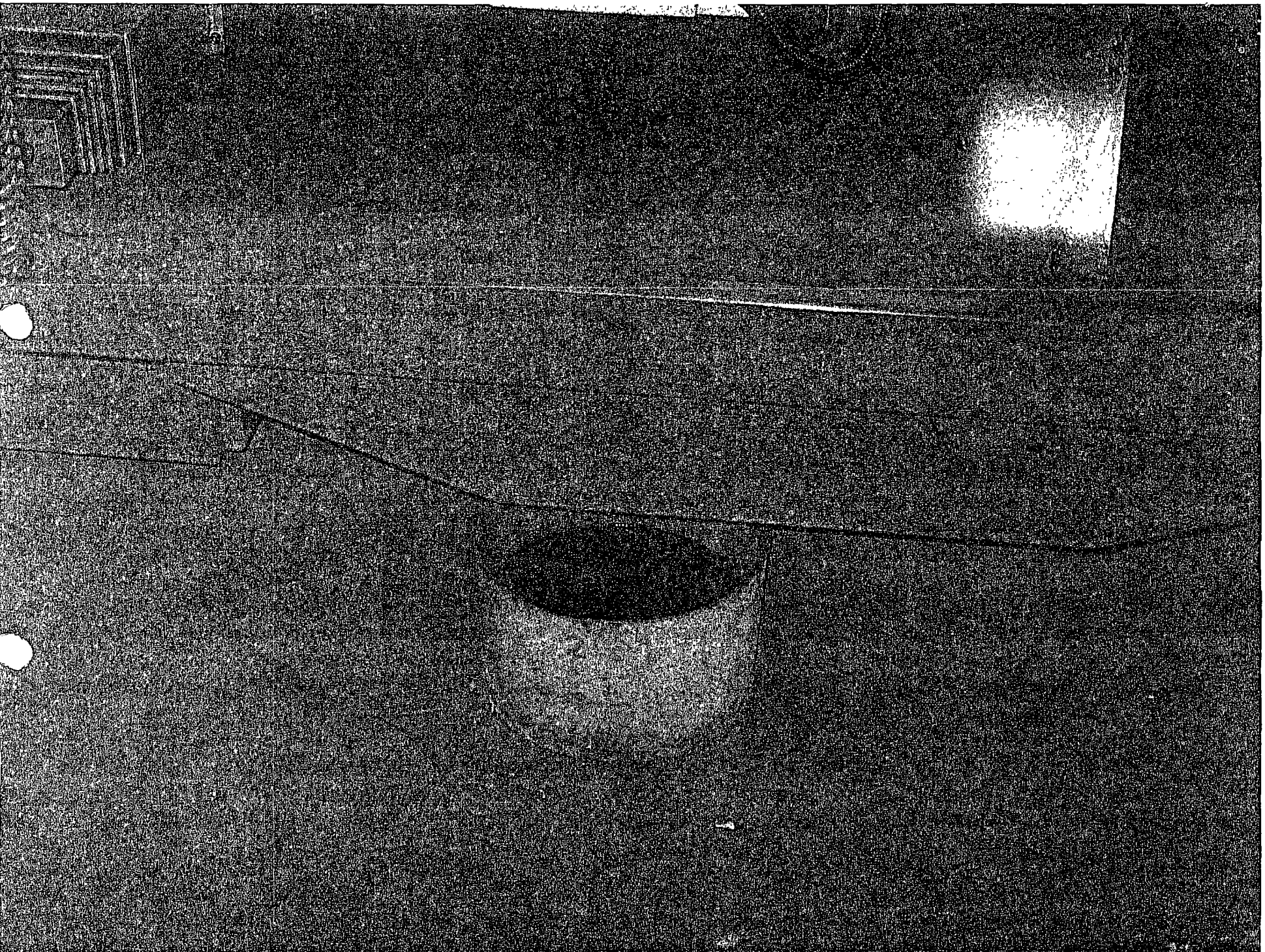
MACHINING
BLOG "A"







PACCAR 01007

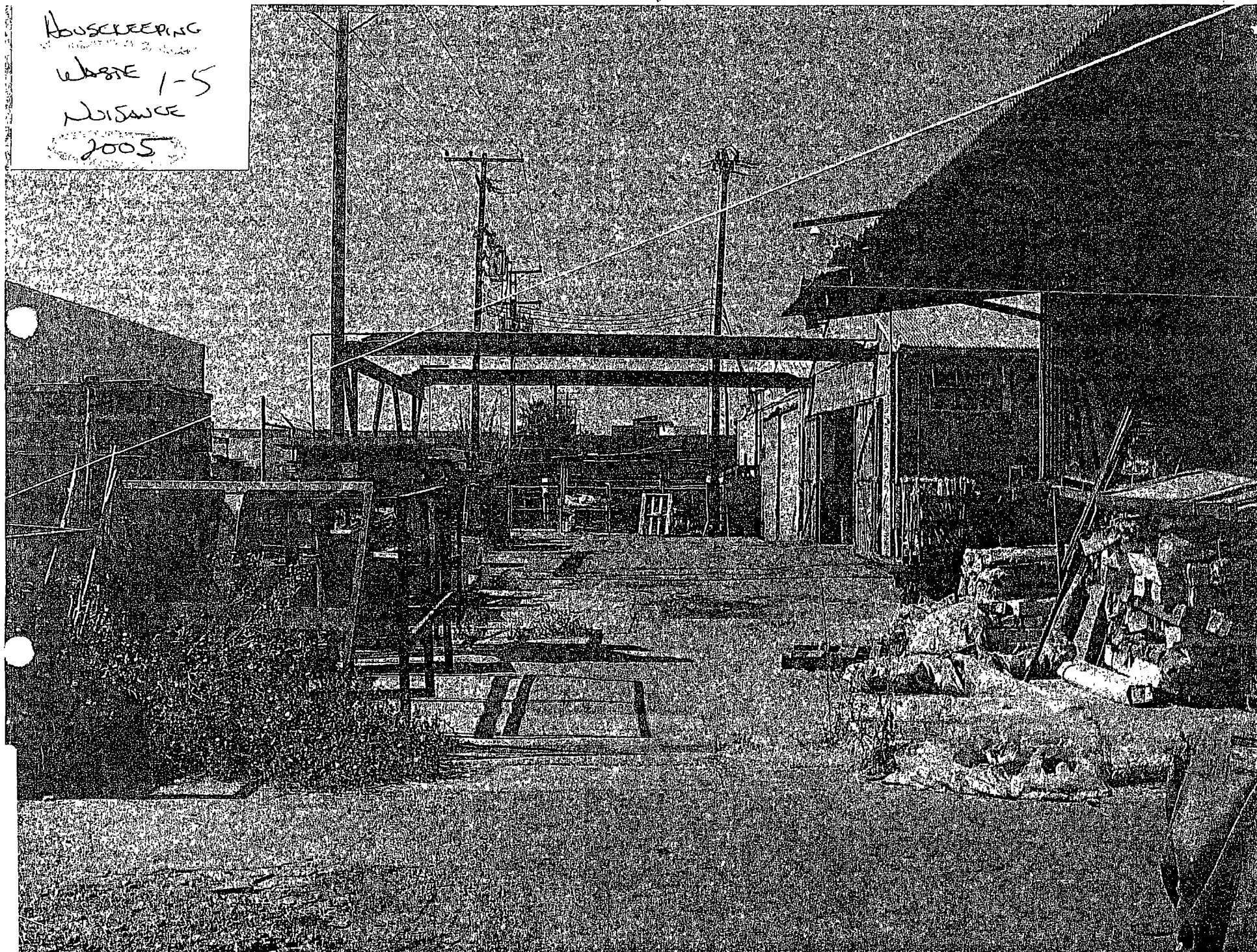


PACCAR 01008



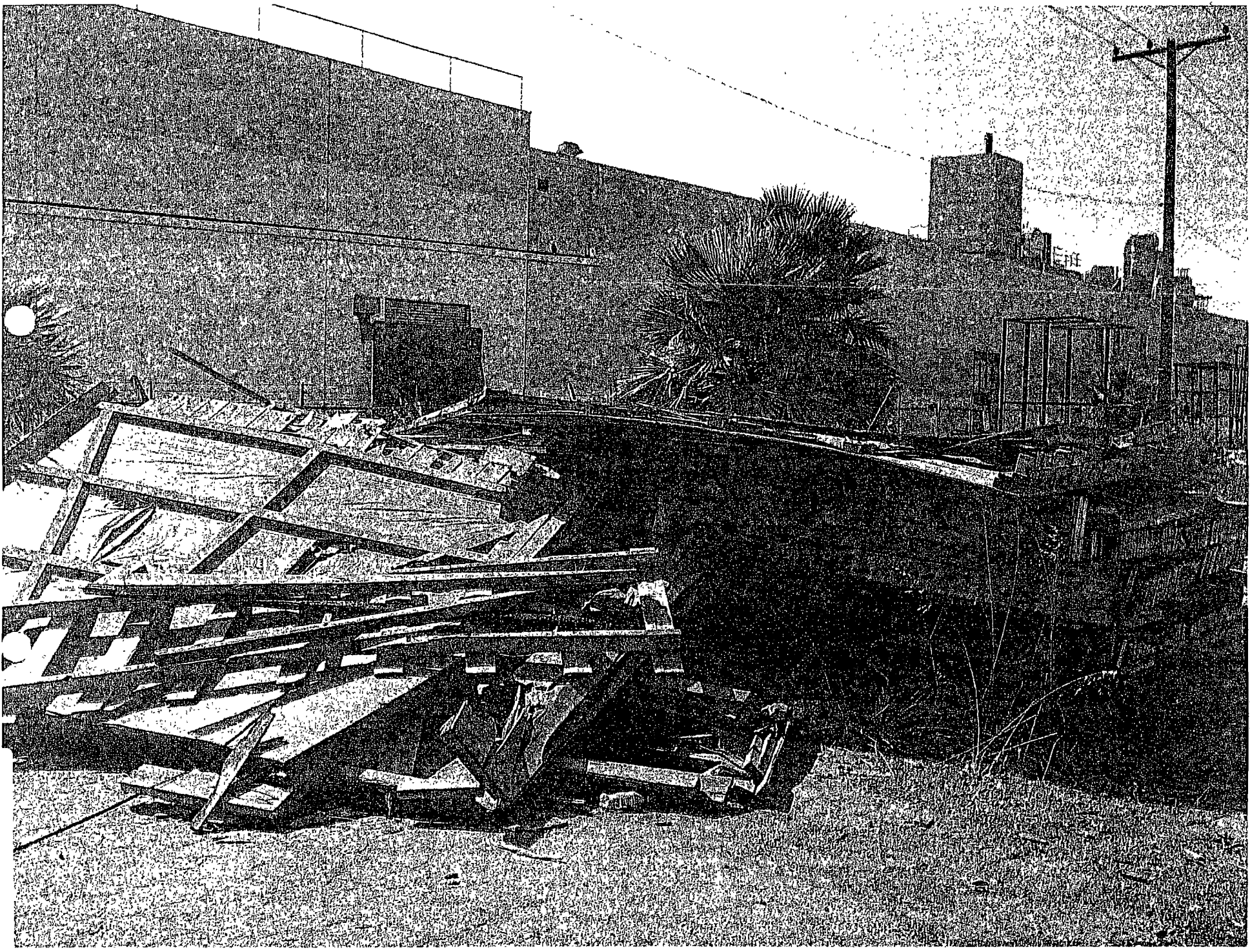
PACCAR 01009

HOUSEKEEPING
WASTE 1-5
NOISANCE
2005

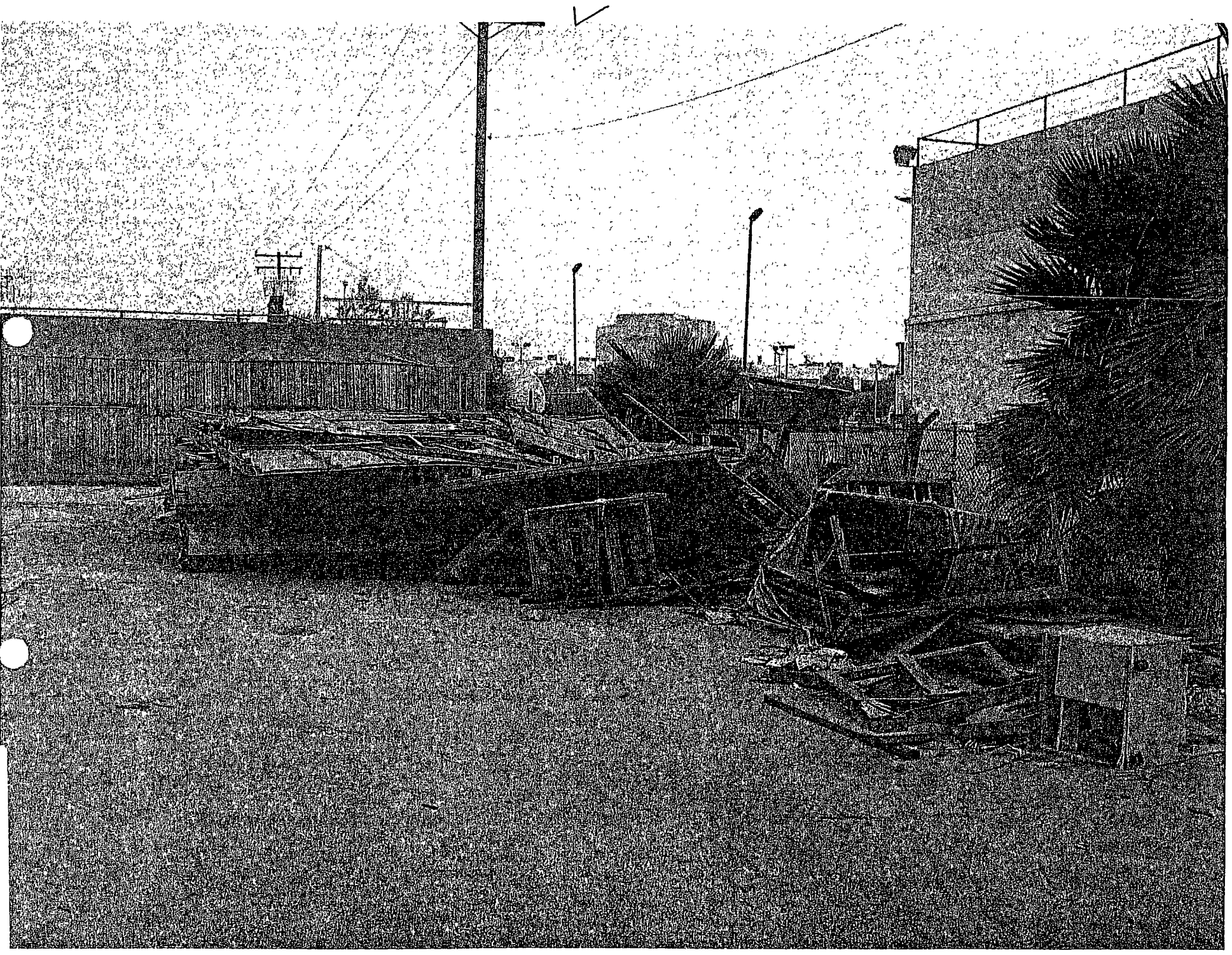


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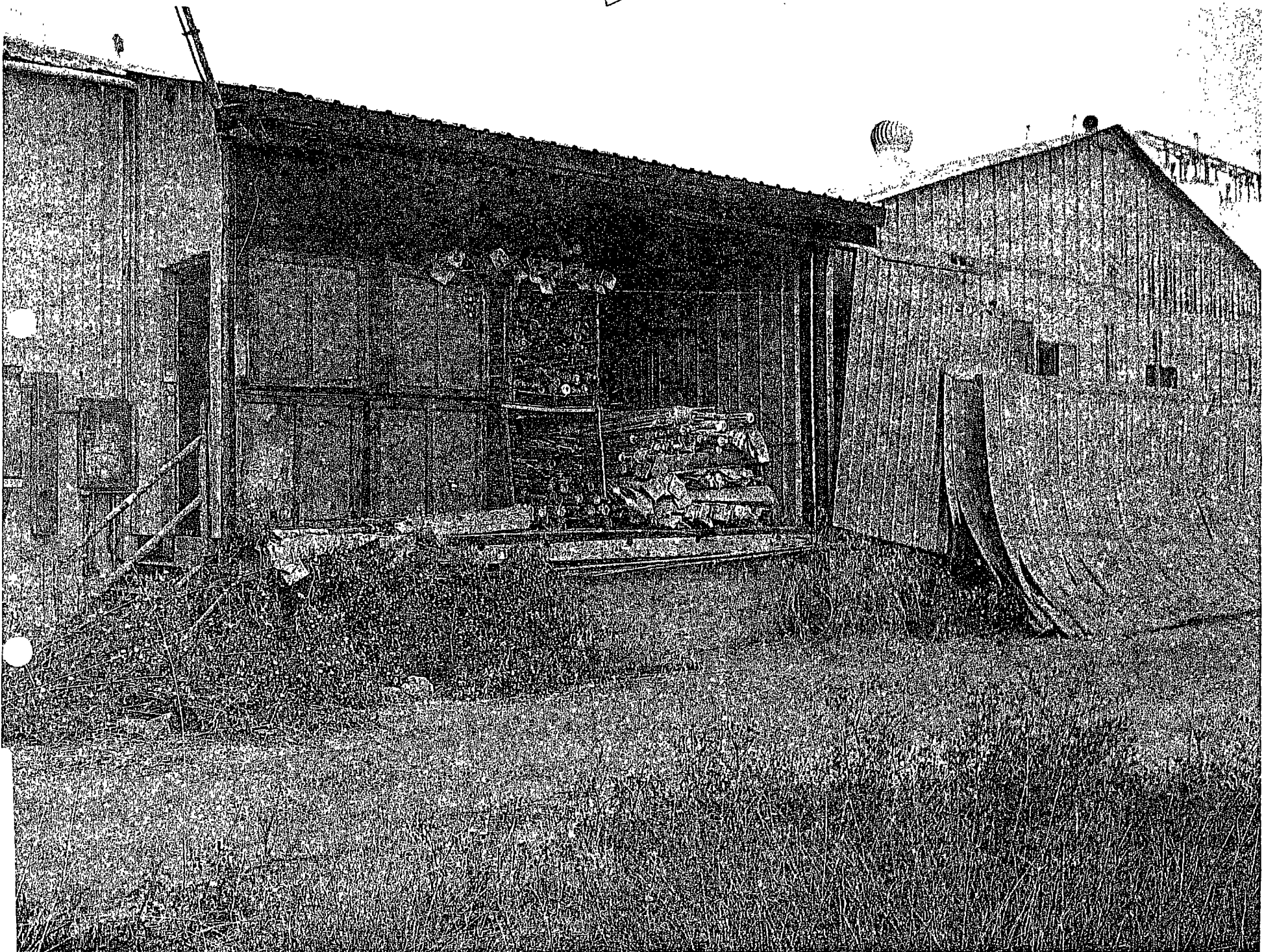
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PACCAR 01011



PACCAR 01012

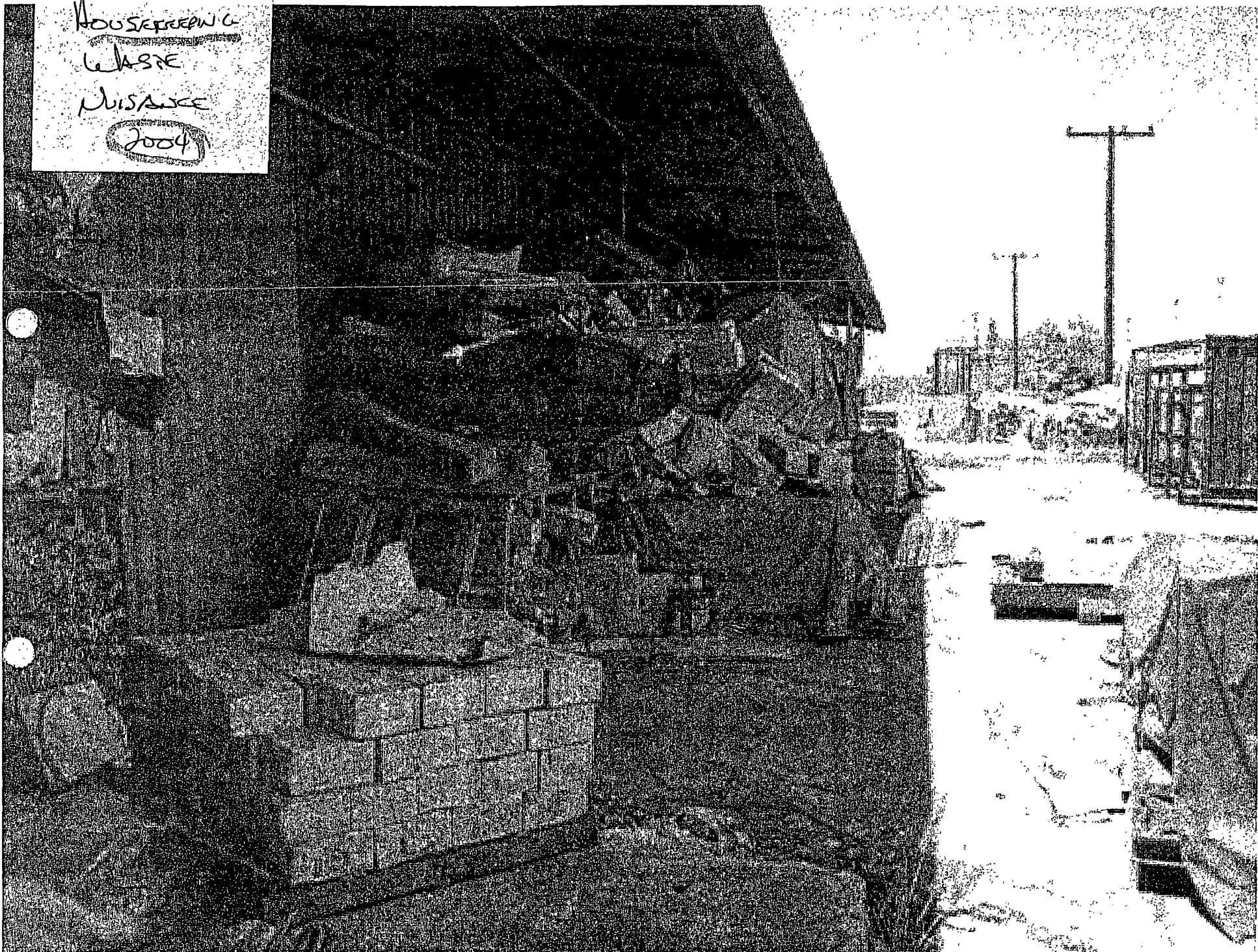


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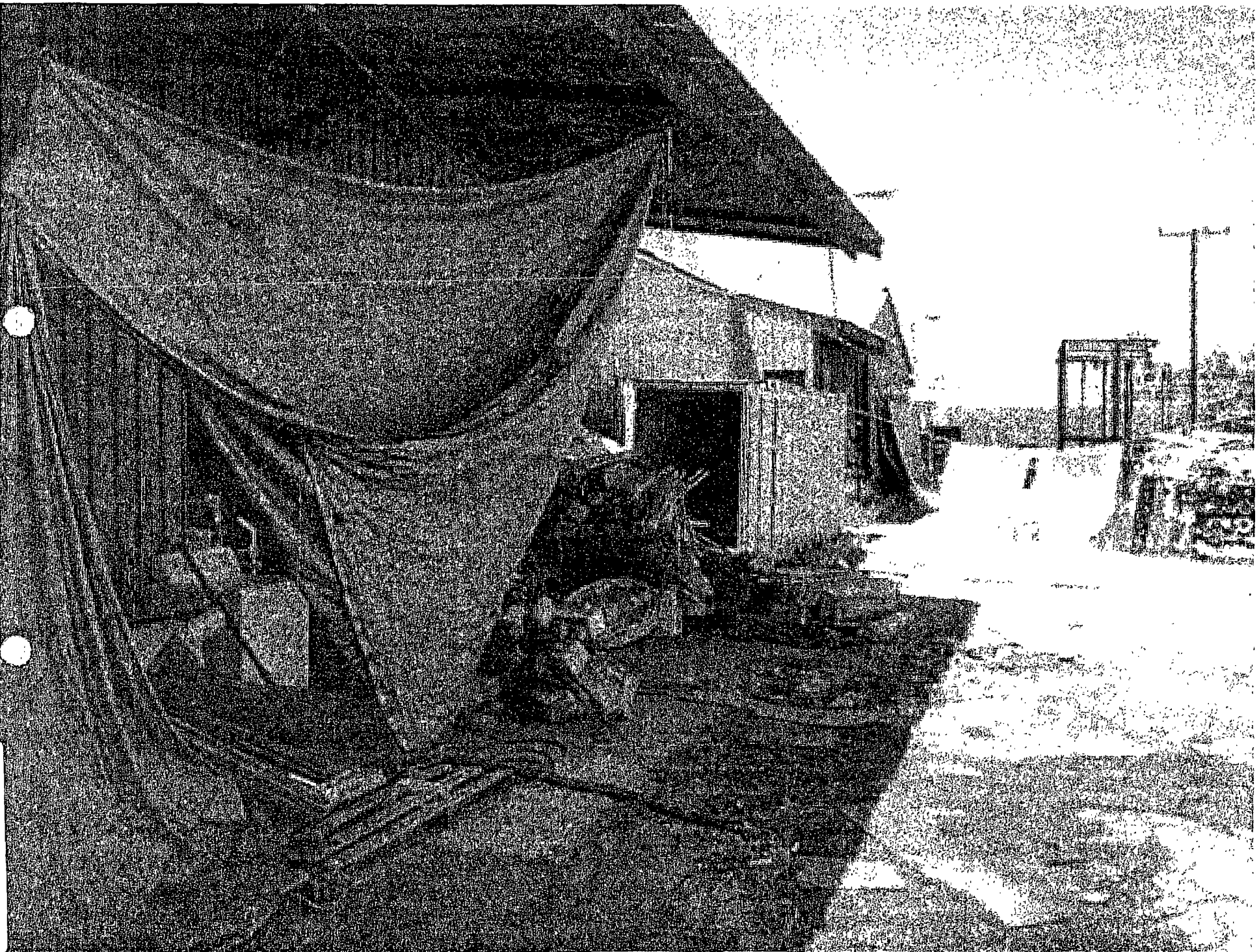


PACCAR 01014

HOUSEKEEPING
WASTE
NUISANCE
2004



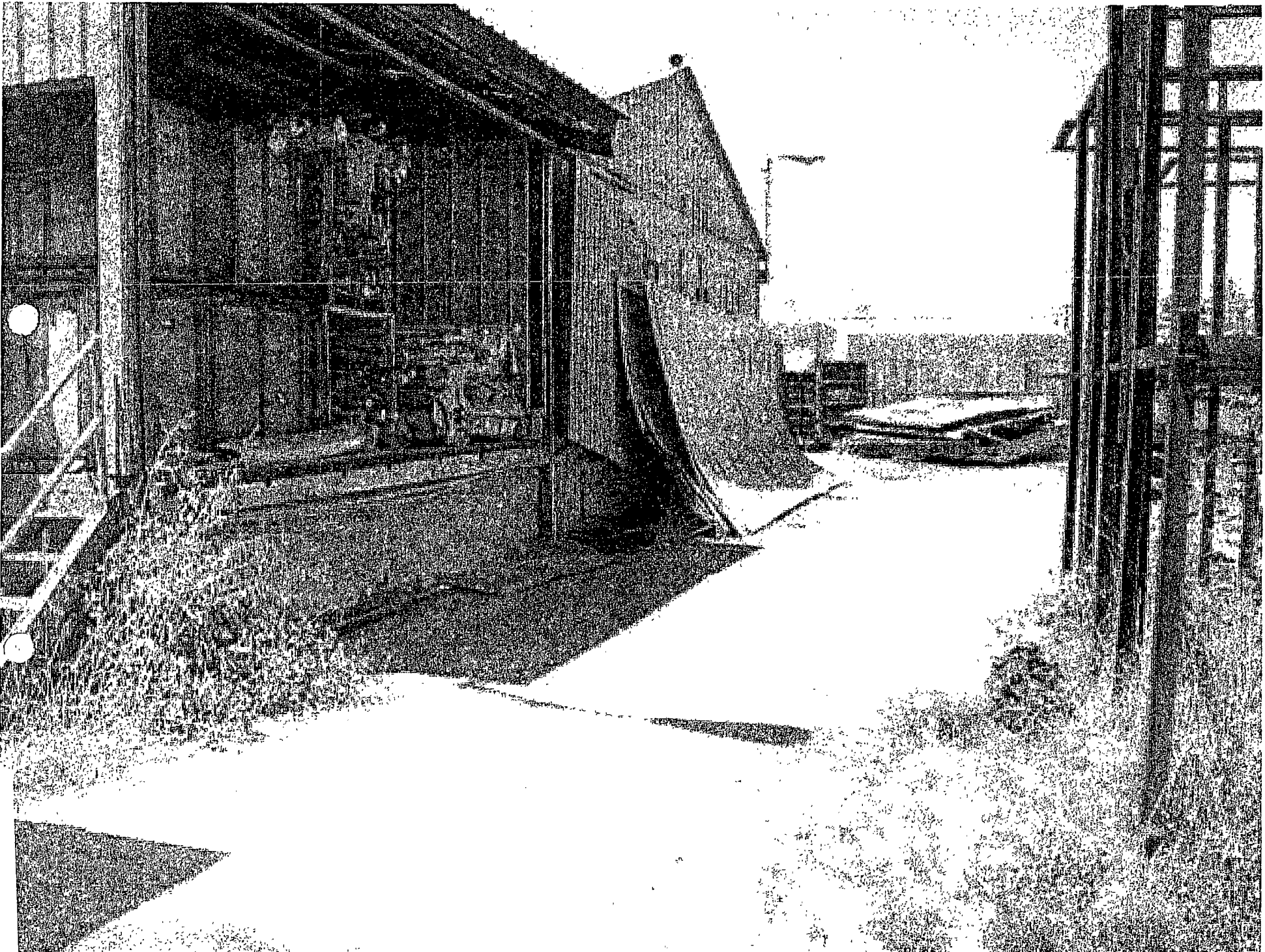
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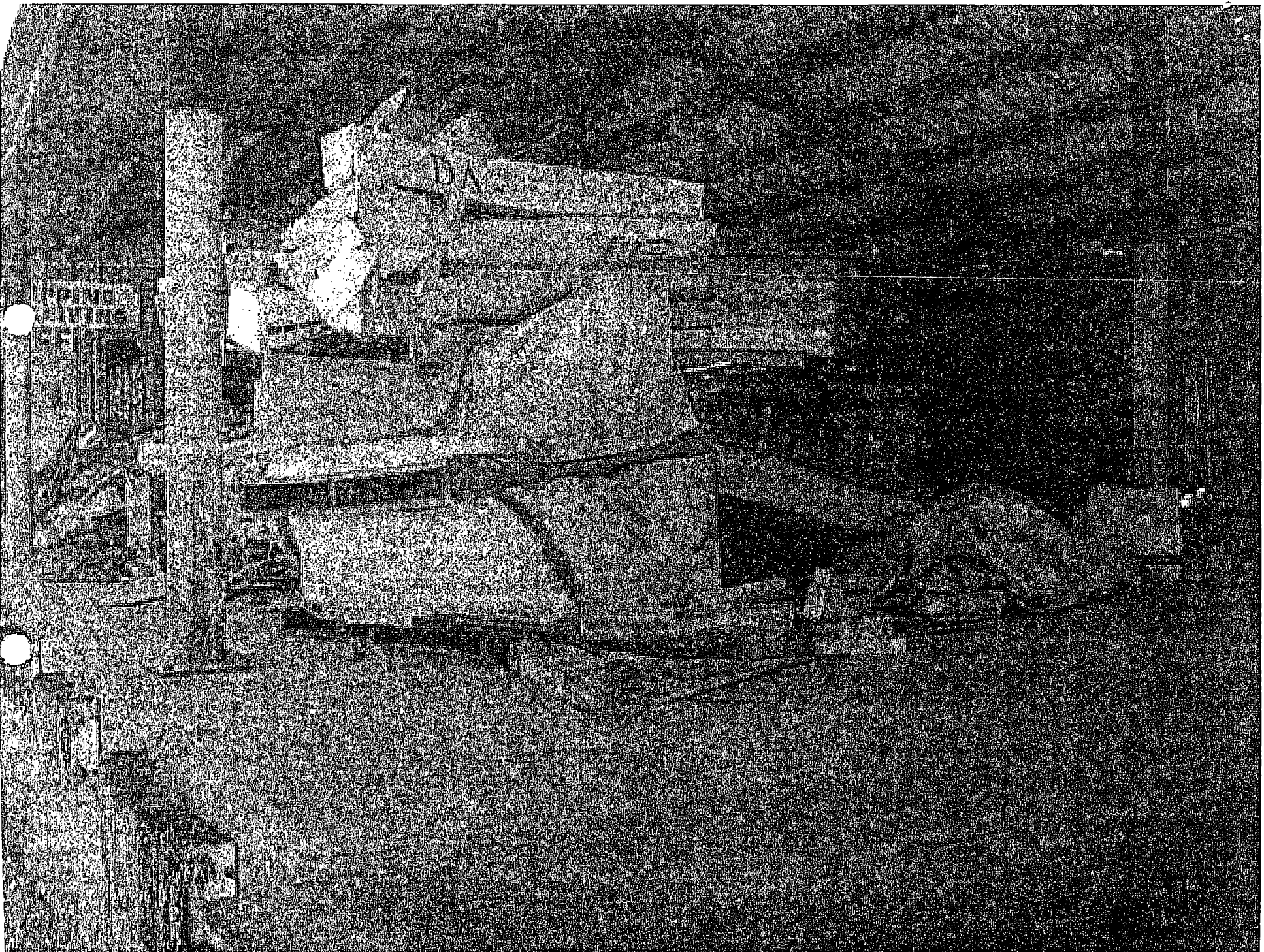
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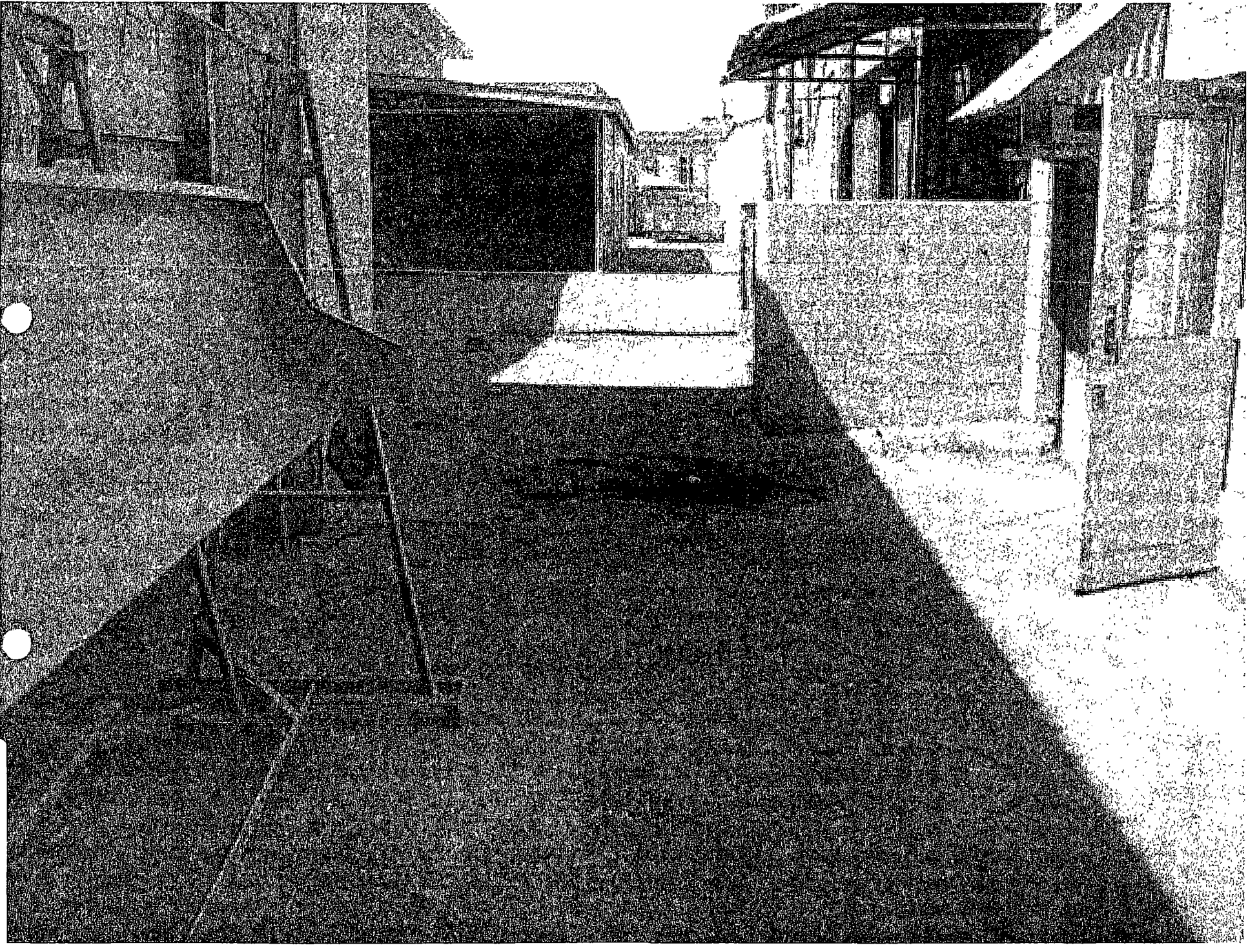
PACCAR 01017



PACCAR 01018

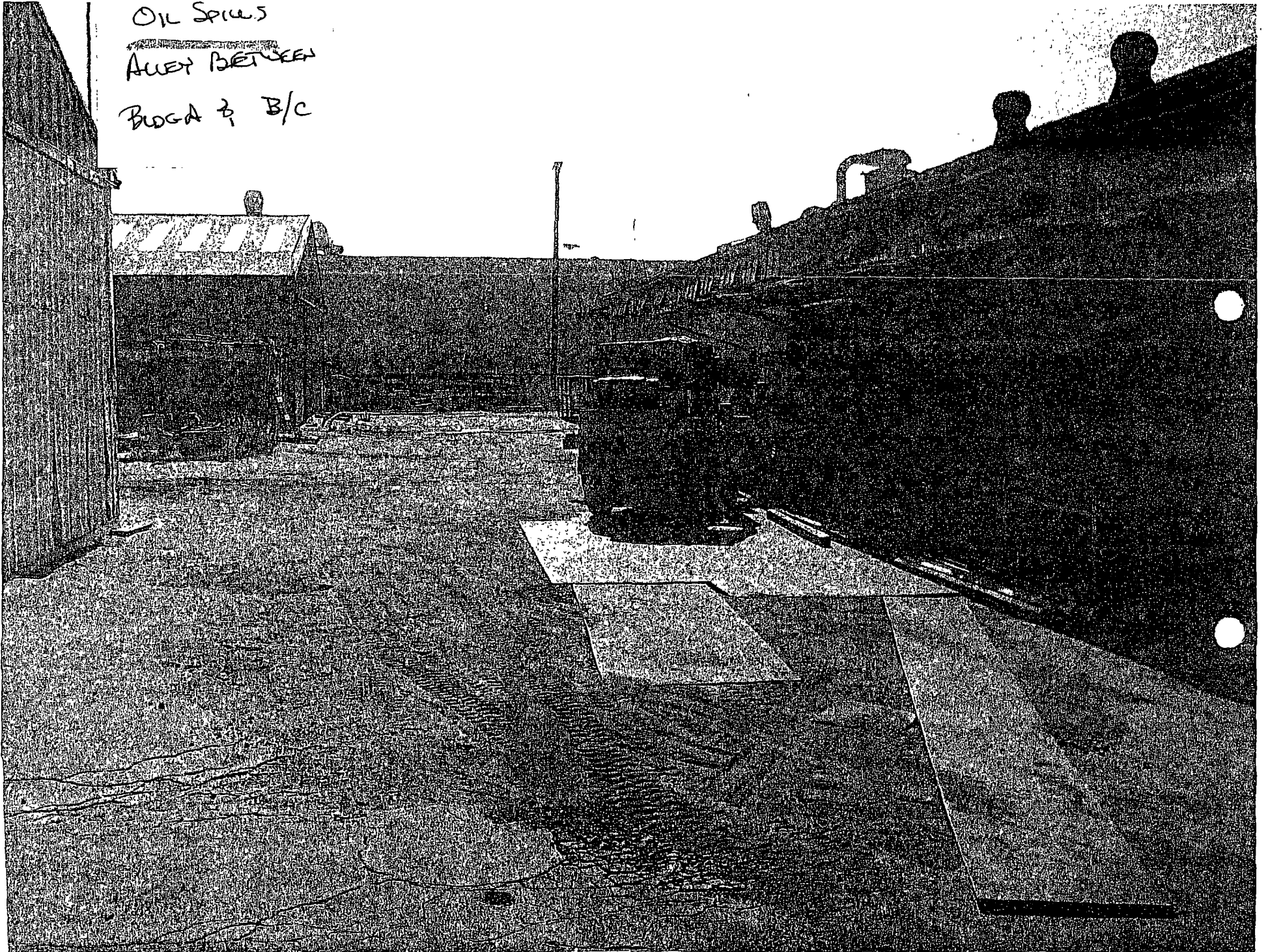


PACCAR 01019

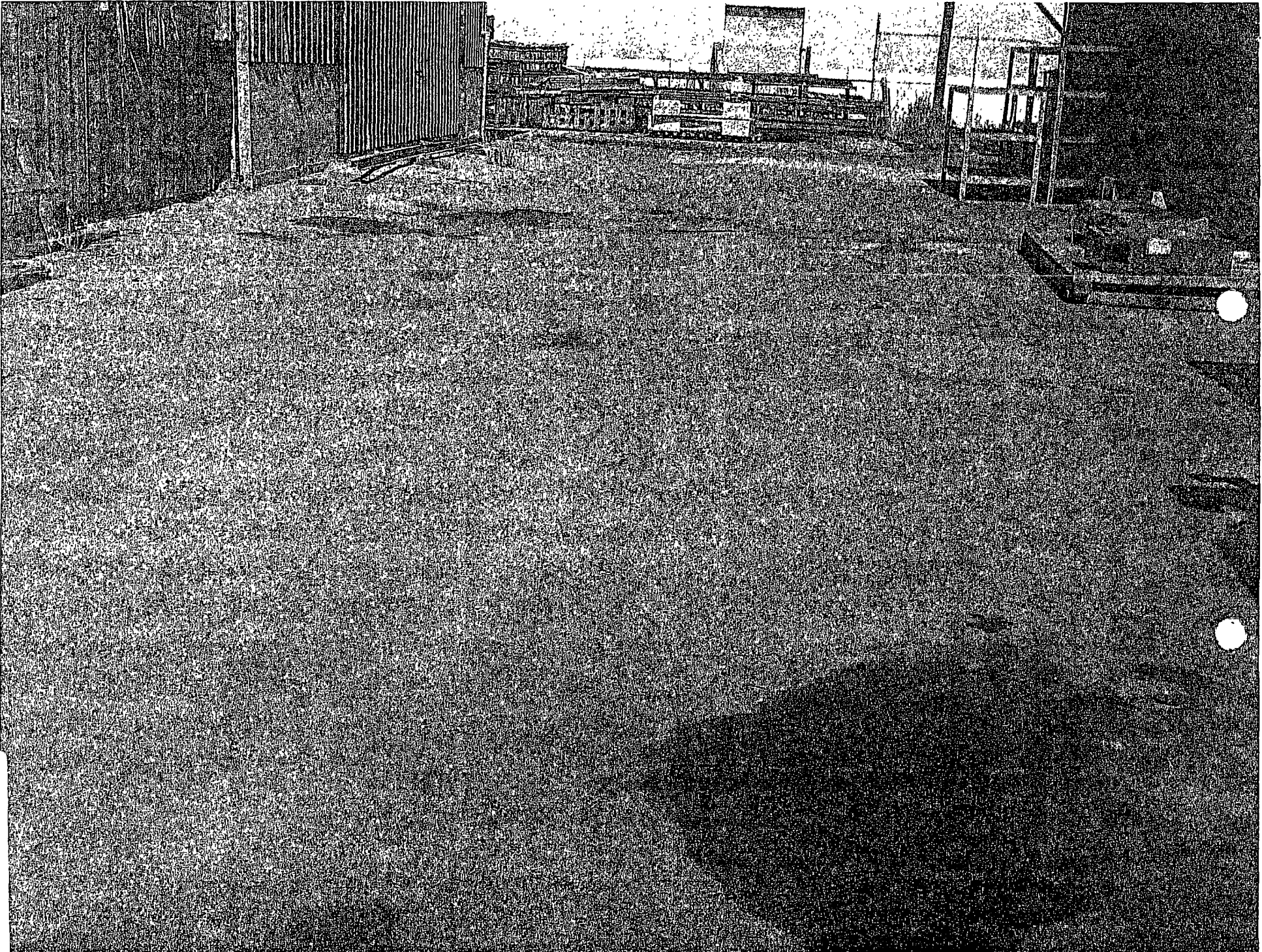


PACCAR 01020

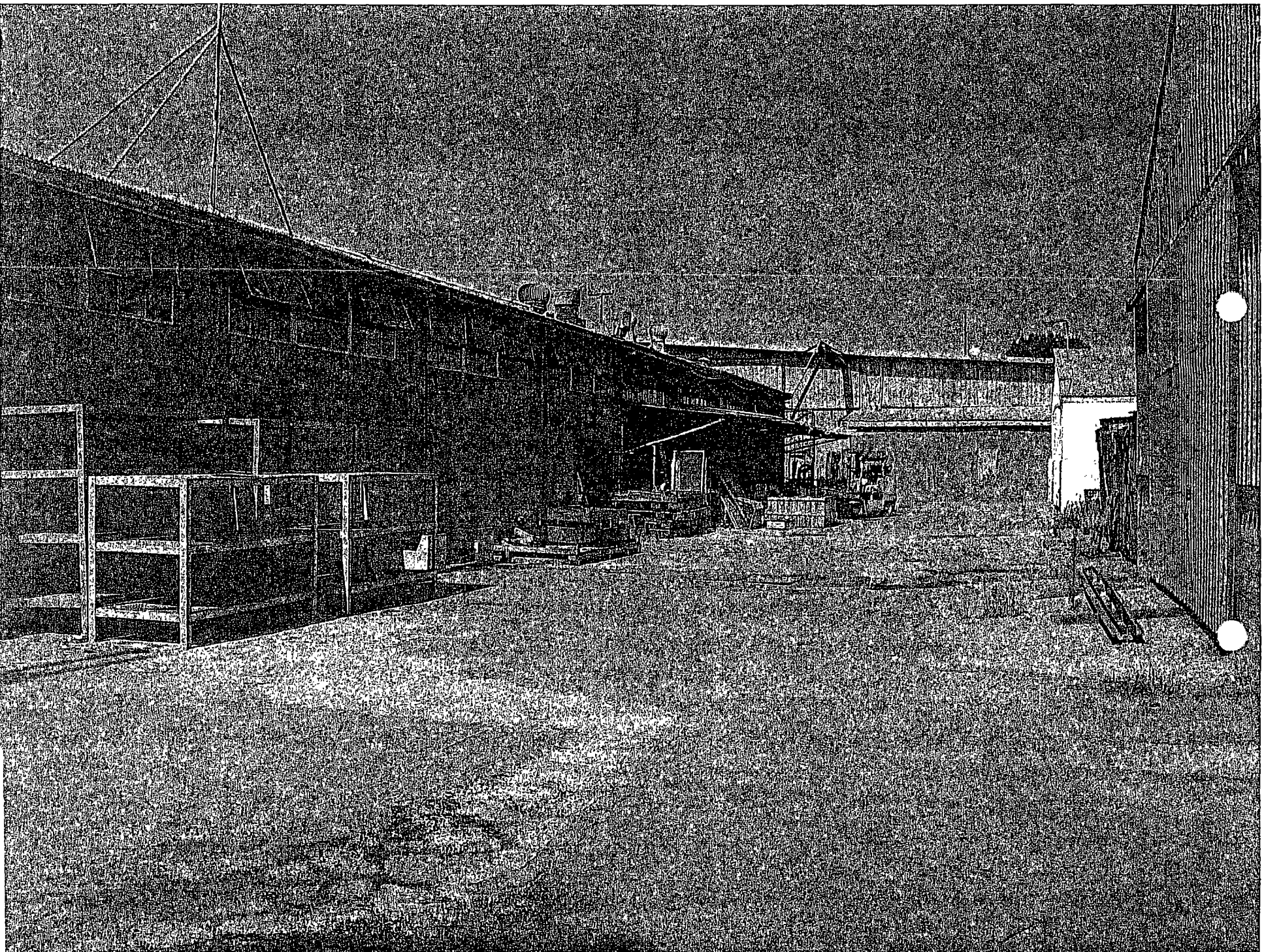
OIL SPILLS
AWAY BETWEEN
BUDGA & B/C



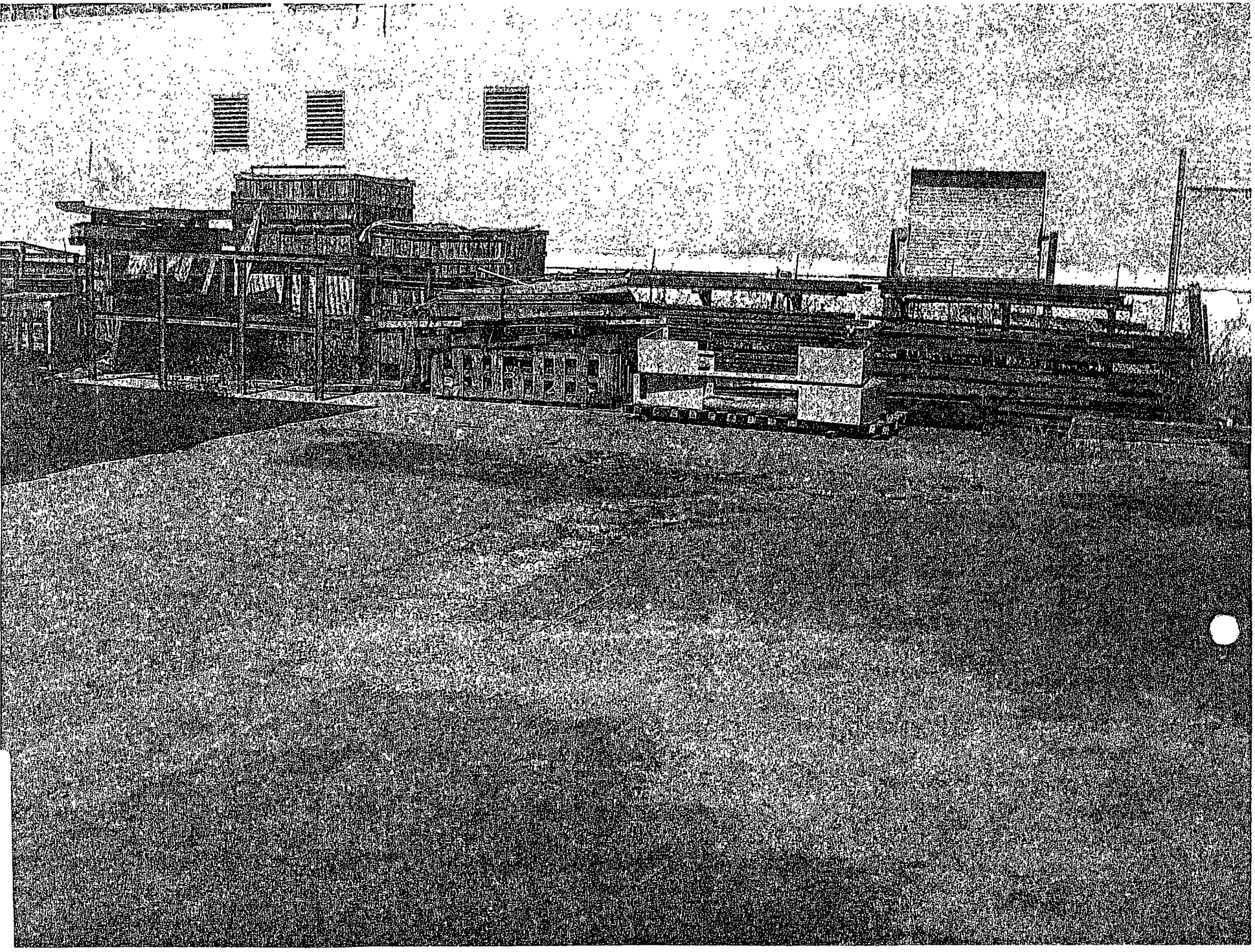
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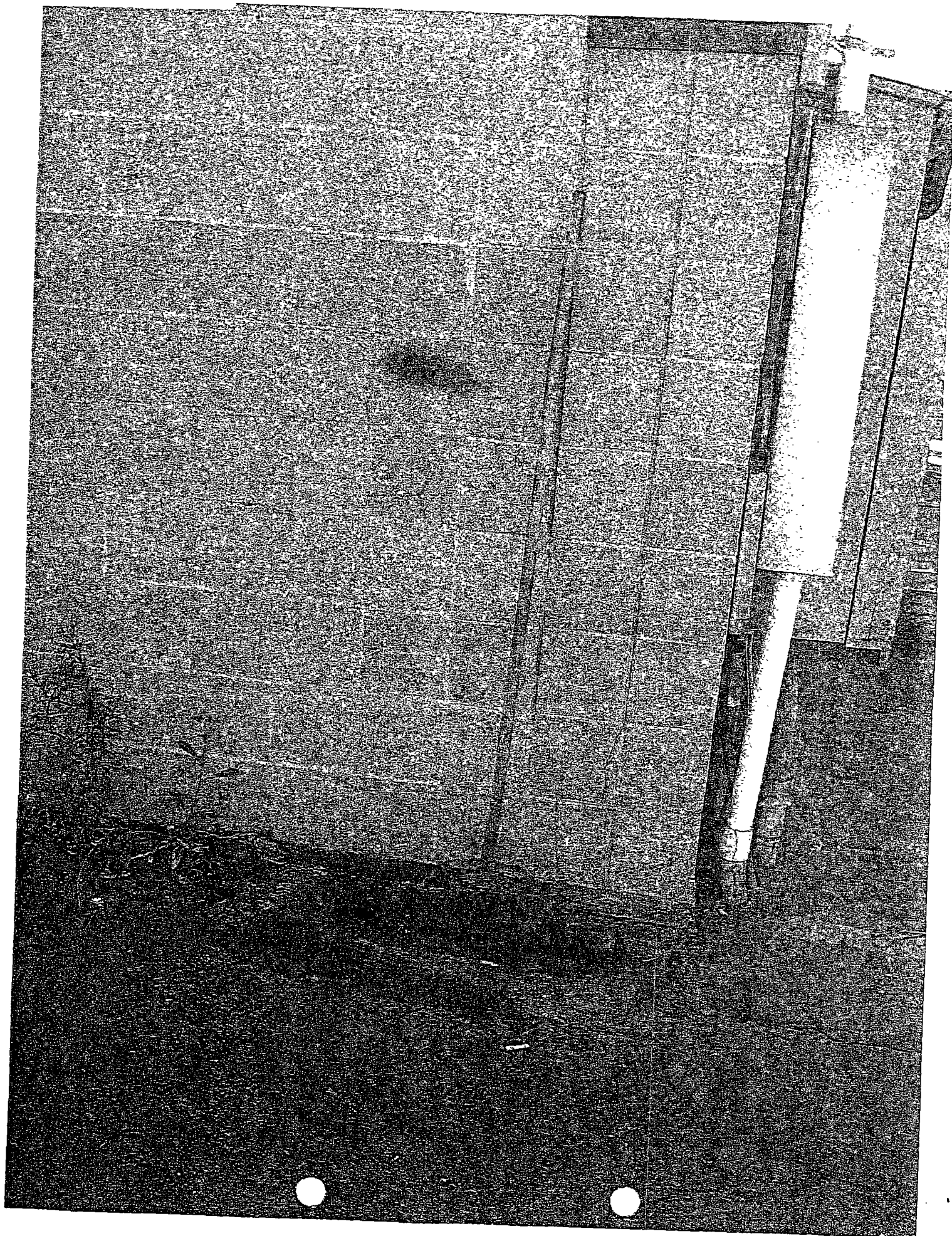
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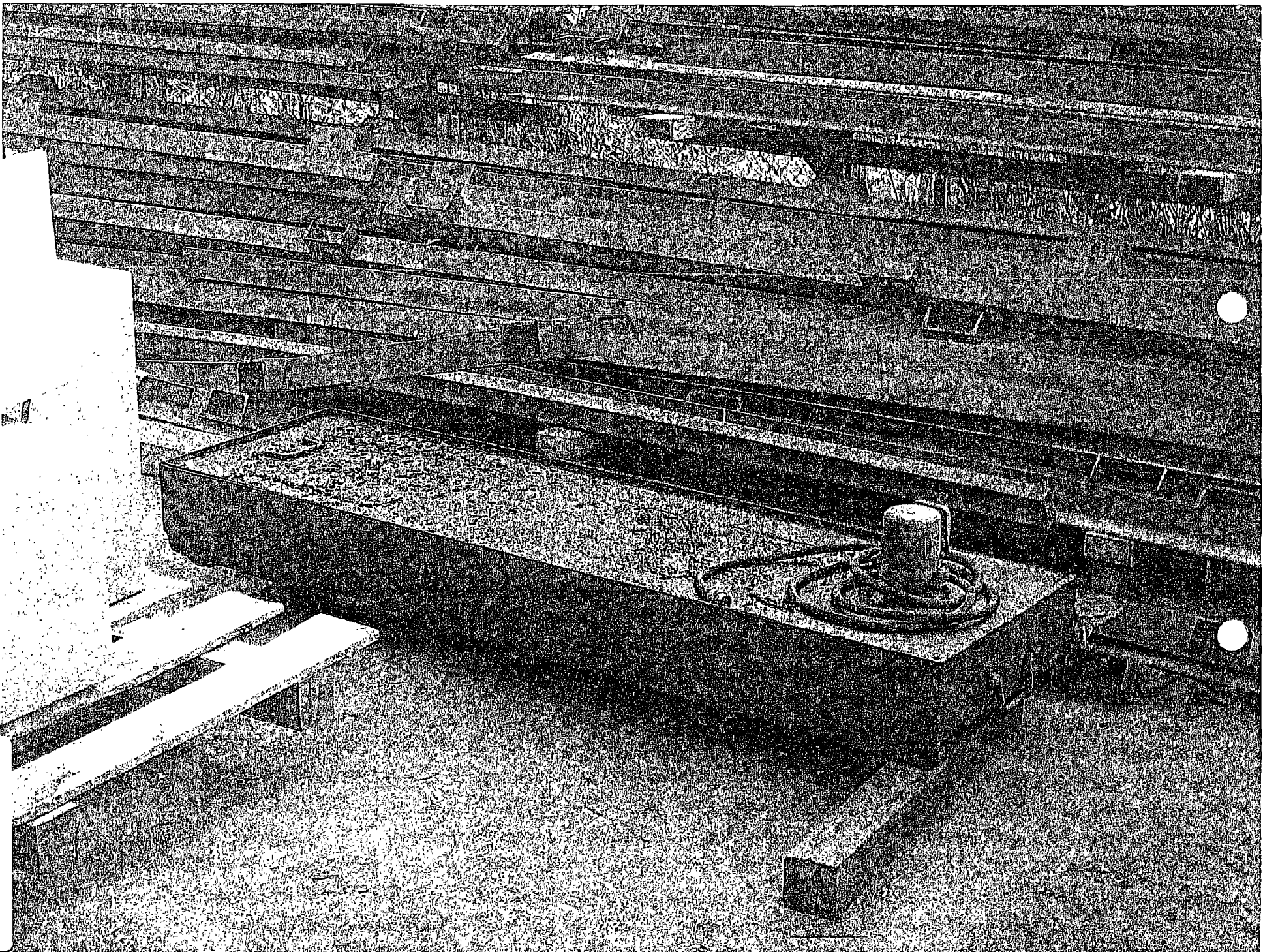


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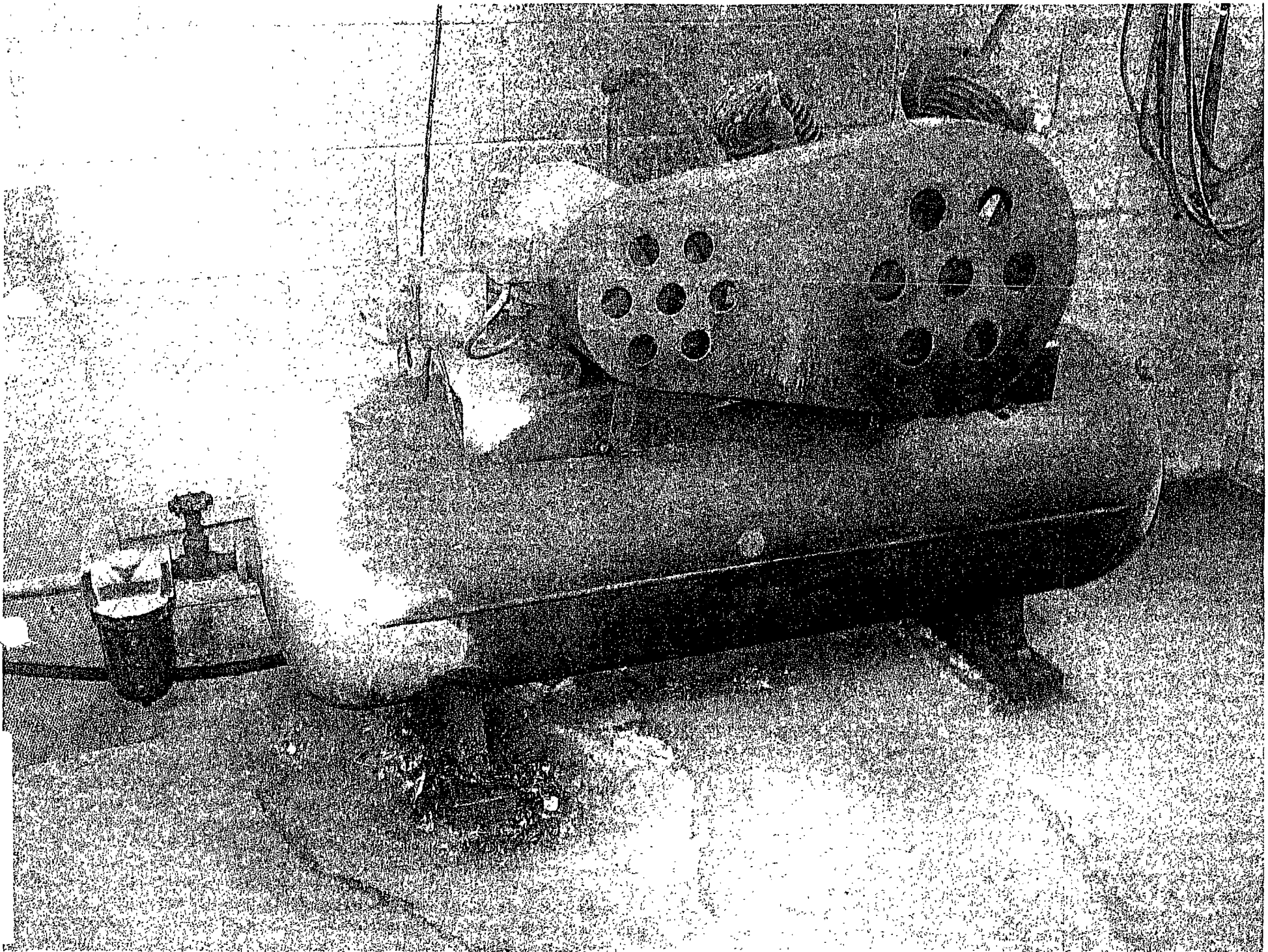


PACCAR 01024





PACCAR 01026



PACCAR 01027

Patti Cantwell

From: Patti Cantwell
Sent: Monday, November 28, 2005 12:00 PM
To: 'rkroll@mightyusa.com'; 'etito@mightyusa.com'
Cc: Dan Lewis
Subject: Notice of Violation

Importance: High

Attachments: IMAGE (11).PDF



IMAGE (11).PDF
(28 KB)

ttached is the return receipt signed by an representative of Dynateck of America on 11/23/05.

The letter and photos are at the 19706 Normandie Ave office as signed and delivered on 11-23-05.

DAVID M. GUREWITZ
ATTORNEY AT LAW*

LOS ANGELES OFFICE
1875 CENTURY PARK EAST, SUITE 1490
LOS ANGELES, CA 90067

KILAUEA OFFICE
P. O. BOX 1267
KILAUEA, HAWAII 96754
TELEPHONE (310) 545-5696
(808) 828-6288
FAX (808) 828-6299

*LICENSED ONLY IN THE STATE OF CALIFORNIA

PLEASE REPLY TO KILAUEA OFFICE

December 20, 2005

By E-Mail dan.lewis@paccar.com

Daniel Lewis
Paccar, Inc.
P.O. Box 1518
Bellevue, WA 98009

Re: ***Mighty Enterprises, Inc. ("Mighty")/In Re: 1206 W. 196th Street, Torrance, CA
(the "Premises")/My File No.: 4129***

Dear Dan:

I am writing in response to your November 3, 2005 letter addressed to Mighty Enterprises, Inc. with a copy to me. Initially, please be advised that my copy of your letter was not received by me until November 17, 2005. Moreover, I am advised by Mighty Enterprises, Inc. that it did not receive your letter until the end of November or beginning of December, 2005.

In any event, I met with Mighty at 1206 W. 196th St. on December 2, 2005. Without arguing whether the items pictured in your photo numbers 1 through 5 constitute "waste or a nuisance", please be advised that Mighty has cleaned up, and is continuing to clean up, the materials which were stored on the Premises about which you apparently complain.

Please be further advised that the wash basin and drain depicted in your photo numbers 6 and 7 has been moved off of the Premises.

Please be further advised that no machining operations, as you believe have occurred, as presented in your photo numbers 8 through 12, are occurring on the Premises.

Please be further advised that no draining, spilling or reportable use of hazardous substances on the Premises, as you believe have occurred, as presented in your photo numbers 13 through 19, are occurring on the Premises.

Please do not consider this letter as an admission of any liability by Mighty.

Daniel Lewis
December 20, 2005
Page 2

Lastly, the file I maintained which contained the Lease and Amendments to the Lease for the Premises was turned over to Mighty when I moved to Hawaii. Mighty cannot presently locate that file. Accordingly, I would appreciate it if you would photocopy for me and send to me at my post office box a complete copy of the Lease and all Amendments to the Lease.

Should you have any questions concerning this letter, please do not hesitate to call.

Very truly yours,

DAVID M. GUREWITZ, Attorney at Law

David M. Gurewitz

DMG:lml

cc: Peter Tsai (By E-Mail)
Tito (By E-Mail)

DAVID M. GUREWITZ
ATTORNEY AT LAW4108-A HIGHLAND AVENUE
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (310) 545-5826
FAX (310) 546-4497

October 25, 1999

RECEIVED

NOV 01 1999

Mr. Eric Harold
Capital Commercial Real Estate
19300 South Hamilton Ave., Suite 100
Gardena, California 90248Re: *Lease of 1206 West 196th Street, Torrance, California*
*My File No.: 4009*RICHARD E. BANGERT II
cc: R.K. Duthie

11-7-99

Your thoughts
please

Dear Eric:

I was disappointed to hear that John Carver advised you that Paccar is now unwilling to sell the real property at 1206 West 196th Street, Torrance, California (the "Property"). Relative to sale of the Property, Patrick DeF Duce, the environmental counsel retained for the client, offered the following analysis.

Obviously, Paccar now has whatever environmental liability exposure that exists by virtue of its ownership of the Property. Sale of the Property to Bonchester will not by itself change this exposure. The novel aspect of the present Property's liability arises from its neighboring a complex of major superfund sites. Although Paccar's information is that the Property is not a contributor of significance to the neighboring superfund problems, even a de minimis percentage claim for contribution may be substantial in absolute amount and costly to contest. Bonchester is willing nonetheless to purchase if protected by a Paccar indemnity for environmental liability arising from prepurchase conditions. Such an indemnity represents no increase in Paccar's present liability exposure. Bonchester would, of course, accept responsibility for any contamination occurring post purchase. It would also agree to environmental auditing to maintain a clear baseline and to allow Paccar access for eventual investigations and remedial action related to any prepurchase contamination concerns. A transaction along these lines would allow Paccar to cash out of the Property without incurring additional environmental liability exposure.

Nonetheless, please present the following offer to lease the Property, with an option to purchase, on behalf of our mutual client Bonchester International, LTD ("Tenant") to the owner of the property, Paccar, Inc. ("Landlord"). This letter sets forth the fundamental terms and conditions of the lease/option of the Property. The terms of the offer are as follows:

C:\DATA\WPDATA\4009\Harold 1022.wpd

PACCAR 01031

Eric Harold
Capital Commercial Real Estate
October 25, 1999
Page 2

1. **Length of Lease.** Ten years, with one five-year option to renew the lease for an additional five years.

2. **Monthly Rent.** The monthly rent shall be \$5,700 per month for the original term and five-year option term, if option to renew lease for five years is exercised.

3. **Taxes/Insurance/Maintenance.** The lease shall be a "triple net lease" with the Tenant being responsible for real property taxes, all insurance and maintenance and repairs of the Property. Notwithstanding this, Landlord shall remain fully liable during the term of the lease and during the five-year option term, if same is exercised, for all liability arising out of and relating to hazardous substances in, under and/or about the Property, and for which an owner of real property is liable as a matter of law.

4. **Use.** The permitted use of the Property shall be for storage, light assembly and office, and no other use without the prior written consent of the Landlord.

5. **Option to Purchase.** Tenant shall have the option to purchase the Property at the end of the initial ten-years' lease, and in the event Tenant elects to extend the lease an additional five years, then, again, at the end of the option term (year 15). The purchase price at the end of either the first ten years or after the five year option to renew the lease is exercised shall be \$285,000, all due and payable within 60 days after the end of the applicable lease term. In the event Tenant exercises its option to purchase the property after the first ten years of the lease, but Landlord does not want to sell the Property at that time due to the fact that matters with respect to the environmental cleanup are not yet resolved, then Landlord shall have the right to cause Tenant to exercise its five year option to renew the lease for an additional five years.

6. **State of Title.** The title shall be maintained by Landlord subject only to the exceptions set forth on Schedule "B" of the Preliminary Title Report issued by First American Title as Report No. 9722930-21 dated November 12th, 1997, as exceptions 2 through 9 and 12, and further subject to the lien for taxes not yet due and payable and any supplemental assessment lien.

7. **Assignment and Subletting.** Tenant shall sublease the Property to Mighty Enterprises, Inc. for the entire term of the lease, and any option term of the lease. Landlord shall be entitled to collect directly from Mighty Enterprises, Inc. the amount of rent paid by Mighty Enterprises, Inc., under its sublease. Any further assignment or subletting shall be subject to Landlord's prior written approval, which shall not be unreasonably withheld.

Please present this offer to the Landlord and advise me of the Landlord's response. If acceptable, I would suggest that we use the American Industrial Real Estate Single Tenant Net Lease as the form of lease to be adapted for use to document the tenancy. Also, a short form of

Eric Harold
October 22, 1999
Page 3

lease and option would need to be recorded with the Los Angeles County Recorder's Office as part of the transaction.

In the event of any questions concerning the above, please do not hesitate to call.

Very truly yours,

DAVID M. GUREWITZ, Attorney at Law



David M. Gurewitz

DMG:lm

cc: Bonchester International, Ltd.
Patrick Del Duca

DAVID M. GUREWITZ
ATTORNEY AT LAW*

LOS ANGELES OFFICE
1875 CENTURY PARK EAST, SUITE 1490
LOS ANGELES, CA 90067

KILAUEA OFFICE
P. O. BOX 1267
KILAUEA, HAWAII 96754
TELEPHONE (310) 545-5696
(808) 828-6288
FAX (808) 828-6299

*LICENSED ONLY IN THE STATE OF CALIFORNIA
PLEASE REPLY TO KILAUEA OFFICE

December 20, 2005

By E-Mail dan.lewis@paccar.com

Daniel Lewis
Paccar, Inc.
P.O. Box 1518
Bellevue, WA 98009

Re: ***Mighty Enterprises, Inc. ("Mighty")/In Re: 1206 W. 196th Street, Torrance, CA
(the "Premises")/My File No.: 4129***

Dear Dan:

I am writing in response to your November 3, 2005 letter addressed to Mighty Enterprises, Inc. with a copy to me. Initially, please be advised that my copy of your letter was not received by me until November 17, 2005. Moreover, I am advised by Mighty Enterprises, Inc. that it did not receive your letter until the end of November or beginning of December, 2005.

In any event, I met with Mighty at 1206 W. 196th St. on December 2, 2005. Without arguing whether the items pictured in your photo numbers 1 through 5 constitute "waste or a nuisance", please be advised that Mighty has cleaned up, and is continuing to clean up, the materials which were stored on the Premises about which you apparently complain.

Please be further advised that the wash basin and drain depicted in your photo numbers 6 and 7 has been moved off of the Premises.

Please be further advised that no machining operations, as you believe have occurred, as presented in your photo numbers 8 through 12, are occurring on the Premises.

Please be further advised that no draining, spilling or reportable use of hazardous substances on the Premises, as you believe have occurred, as presented in your photo numbers 13 through 19, are occurring on the Premises.

Please do not consider this letter as an admission of any liability by Mighty.

4129 Lewis 12 20 05

PACCAR 01034

Daniel Lewis
December 20, 2005
Page 2

Lastly, the file I maintained which contained the Lease and Amendments to the Lease for the Premises was turned over to Mighty when I moved to Hawaii. Mighty cannot presently locate that file. Accordingly, I would appreciate it if you would photocopy for me and send to me at my post office box a complete copy of the Lease and all Amendments to the Lease.

Should you have any questions concerning this letter, please do not hesitate to call.

Very truly yours,

DAVID M. GUREWITZ, Attorney at Law

David M. Gurewitz

DMG:lml

cc: Peter Tsai (By E-Mail)
Tito (By E-Mail)



June 26, 2006

Via Federal Express-Overnight
Fax (310-516-0368)

Mighty Enterprises, Inc.
1206 W. 196th St.
Torrance, CA 90502
Attn: Mr. Emerito Tito

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Emerito:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during July 6, 2006. Details of the entry are as follows:

- o Day of Entry: Beginning no earlier than July 6, 2006; 8:00 AM.
- o Duration of Activity: Actual time on site will require no more than one (1) day. The annual environmental site inspection activities should be concluded by July 6, 2006, 5:00 PM.
- o Company and Names of Person: PACCAR Inc

1. Fred Benz – PACCAR Inc

- o Impact on Tenant's Use: Purpose of this notification is to provide adequate notice of intent to access the site to conduct our annual environmental survey. This survey will include the inspection of all site buildings and including roofs. Samples will not be collected, no drummed waste will be generated and no tenant activities will be interrupted. PACCAR will make every effort to avoid any impacts to site operations.

We will also review the progress made as noted in the 11/3/05 documents sent to you relating to the areas of concern and care of the premises. For your view please see the attached documents.

Please call Mr. Fred Benz, PACCAR project manager, at (425) 468-7901 if you have any questions regarding this matter.

Very truly yours,

Daniel N. Lewis

Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL/pc

cc: File

F.S. Benz, PACCAR Project Manager

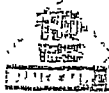
Peter Tsai, 19706 S. Normandie Ave, Torrance, CA 90502, ~~Fax: 310-516-0368~~

David M. Gerowitz, Attorney at Law, P.O. Box 1267, Kilauea, HI 96754, ~~Fax: 808-828-6299~~

Enclosures

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01036



PACCAR Inc

November 3, 2005

Return Receipt Requested
7003.2260.000.7311.2686

Mighty Enterprises, Inc
19706 S. Normandie Ave.
Torrance, CA 90502
Attn: Mr. Peter Tsai

Reference: Lease dated 9/15/1993 between
PACCAR Inc and Mighty Enterprises, Inc.

Subject: Notice of Violation - Hazardous Materials

Dear Mr. Tsai:

During a site visit in July 2005 PACCAR's environmental engineer noticed a number of areas of concern related to Mighty Enterprise's activities and care of the premises. See attached photos for reference. The areas of concern are as follows:

Housekeeping and Nuisance Waste

Although much progress has been made over the past year in reducing the amount of garbage and debris scattered across the site, other steps need to be made. In particular along the eastern side of Building B, a collection of dunnage, dilapidated equipment and other debris and garbage persists. See attached photos #1 - #5. Under the terms of the lease "*Tenant shall not use or permit the use of the Premises in a manner that creates waste or a nuisance,*" Please correct the situation and cleanup the area as soon as possible.

Wash Basin and Drain at West side of Building A

A wash basin is in use along the west side of Building A. The below ground drain from the basin appears to be non-working. The immediate area was flooded at the time of inspection and appeared to be draining into a drainage grate feeding a pipeline that runs under the length of Building A to the east. The east drain grate was also surrounded by standing water several inches deep. Mighty is advised to either repair the drain line or discontinue use of the washbasin for cleaning of parts or any other process. See attached photos #6 - #7.

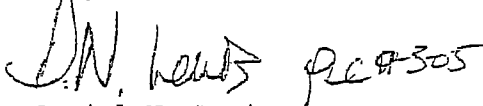
November 3, 2005

Repair and Maintenance

Two property-related issues have arisen during this past year and were presented to PACCAR with the expectation that PACCAR is responsible for the repair and maintenance. The first issue was the report of the break-in through a portion of the fence surrounding the property. PACCAR was requested to fix the fence. Under the lease the Tenant is required to keep the fencing in "...good order, condition and repair". This is not a Landlord responsibility.

The second issue was that the building roofs had serious leaks during rain events. See photos #20 - #21 attached. According to the terms of the lease; Tenant, at Tenant's expense, shall keep in good order, condition and repair the Premises and every part thereof. Amendment No. 1 to the original Lease specifically excludes the roof from Landlord's required repair and maintenance responsibility. Repair of the roof is Tenant's responsibility.

Very truly yours,

Handwritten signature of Daniel N. Lewis in black ink, with the initials "DNL" and "PC" visible.

Daniel N. Lewis
Director of Construction & Corporate Services
dan.lewis@paccar.com

Enclosures

DNL:pc

cc: File
F. Benz
A. Seiple
David M. Gerowitz, Attorney at Law, Kilauea Office, P.O. Box
1267, Kilauea, Hawaii 96754 - 808-828-6299

PACCAR 01038



PACCAR Inc

November 3, 2005

Return Receipt Requested
7003.2260.000.7311.2686

Mighty Enterprises, Inc
19706 S. Normandie Ave.
Torrance, CA 90502
Attn: Mr. Peter Tsai

Reference: Lease dated 9/15/1993 between
PACCAR Inc and Mighty Enterprises, Inc.

Subject: Notice of Violation - Hazardous Materials

Dear Mr. Tsai:

During a site visit in July 2005 PACCAR's environmental engineer noticed a number of areas of concern related to Mighty Enterprise's activities and care of the premises. See attached photos for reference. The areas of concern are as follows:

Housekeeping and Nuisance Waste

Although much progress has been made over the past year in reducing the amount of garbage and debris scattered across the site, other steps need to be made. In particular along the eastern side of Building B, a collection of dunnage, dilapidated equipment and other debris and garbage persists. See attached photos #1 - #5. Under the terms of the lease "*Tenant shall not use or permit the use of the Premises in a manner that creates waste or a nuisance,*" Please correct the situation and cleanup the area as soon as possible.

Wash Basin and Drain at West side of Building A

A wash basin is in use along the west side of Building A. The below ground drain from the basin appears to be non-working. The immediate area was flooded at the time of inspection and appeared to be draining into a drainage grate feeding a pipeline that runs under the length of Building A to the east. The east drain grate was also surrounded by standing water several inches deep. Mighty is advised to either repair the drain line or discontinue use of the washbasin for cleaning of parts or any other process. See attached photos #6 - #7.

Machining Operations in Building A

There are what appear to be multiple stations performing machining activities inside Building A. Although the machining areas appeared to be kept in good order, multiple oil stains and oil collection buckets were prevalent. Most machines had oil-filled buckets set adjacent to each machine for collection of oil draining from the machines. Although a few of these machines did not appear to be machining stations, draining and collection of oil appeared to be causing significant impacts inside and outside of Building A. See photos attached #8 - #12. According to the terms of the original lease dated September 15, 1993; "Tenant shall use the Premises solely and only for the purpose of storage of shoes, umbrellas and other cloth material goods, and for no other purpose without the prior written consent of Landlord." Amendment No. 2 to the original Lease, and dated October 21, 1996 provided consent to additional permitted uses. "Subject to all other provisions of the Lease, Tenant shall have the right to conduct machine tool assembly and storage, and sewing of fabric items in connection with umbrella assembly and packaging for sale, on the premises as additional permitted uses." Machining is not allowed within Building A or anywhere on the premises. Mighty is hereby advised to cease and desist all machining, oil draining and collection of new or waste oil on the property.

Oil Spills and Leaks

Multiple oil stains are present in the alley between Building A and the south sides of Buildings B and C. It appears that this is becoming a normal part of the process being employed by Mighty on PACCAR property. Pictures #13 - #19 illustrate the impacts of this problem. An area was also observed on the PACCAR Premises where workers were hosing off cutting fluids off large machine parts and weldments.

Mighty is hereby advised that it is in violation of Section 3.3 of the lease, Hazardous Substances. By 3.3(a) any reportable use of a "Hazardous Substance" requires Landlord consent. By 3.3(b) Tenant has a duty to inform the Landlord if it knows or has reasonable cause to believe, that a "Hazardous Substance" has come to be located on the premises. Based on the observations of our environmental engineer it appears that Mighty Enterprises has caused hazardous substances to be located on the premises.

Mighty is hereby advised to cease and desist all machining, draining, spilling and any reportable use of hazardous substances on the PACCAR property. Further Mighty is advised to clean and remove any hazardous materials on the property caused by Mighty. Such removal shall be in accordance with the all applicable law.

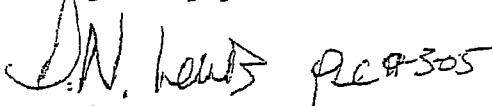
November 3, 2005

Repair and Maintenance

Two property-related issues have arisen during this past year and were presented to PACCAR with the expectation that PACCAR is responsible for the repair and maintenance. The first issue was the report of the break-in through a portion of the fence surrounding the property. PACCAR was requested to fix the fence. Under the lease the Tenant is required to keep the fencing in "good order, condition and repair". This is not a Landlord responsibility.

The second issue was that the building roofs had serious leaks during rain events. See photos #20 - #21 attached. According to the terms of the lease; *Tenant, at Tenant's expense, shall keep in good order, condition and repair the Premises and every part thereof.* Amendment No. 1 to the original Lease specifically excludes the roof from Landlord's required repair and maintenance responsibility. Repair of the roof is Tenant's responsibility.

Very truly yours,



Daniel N. Lewis
Director of Construction & Corporate Services
dan.lewis@paccar.com

Enclosures

DNL:pc

cc: File
F. Benz
A. Seiple
David M. Gerowitz, Attorney at Law, Kilauea Office, P.O. Box
1267, Kilauea, Hawaii 96754 - 808-828-6299

PACCAR 01041

CONFIRMATION REPORT - MEMORY SEND

Time : JUN-26-06 14:04
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 843
Date : JUN-26 14:01
To : 913105160368
Doc pages : 05
Start time : JUN-26 14:01
End time : JUN-26 14:03
Pages sent : 05
Job:843

*** SEND SUCCESSFUL ***

Patti Cantwell
Property Management Services
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To:	Emerito Tito/Mighty Enterprises	From:	Patti Cantwell
Fax:	1-310-516-0368	Pages:	5
Phone:		Date:	6/26/2006
Re:	Notice of Intent to Enter	CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Please find the Notice of Intent to Enter on 7/6/06. Original being sent via overnight mail 6/26/06.
Should you have any questions please contact Fred Benz, 425-468-7901.
Thank you,

Patti Cantwell
Property Management Services

PACCAR 01042

CONFIRMATION REPORT - MEMORY SEND

Time : JUN-26-06 14:07
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 845
Date : JUN-26 14:03
To : 918088286299
Doc pages : 05
Start time : JUN-26 14:05
End time : JUN-26 14:07
Pages sent : 05
Job:845 *** SEND SUCCESSFUL ***

Patti Cantwell
Property Management Services
patti.cantwell@paccar.com
Phone: (425) 468-7350
Fax: (425) 468-8213

PACCAR Inc

Fax

To: David Gerowitz, Attorney at Law

From: Patti Cantwell

Fax: 1-808-828-8286
6299

Pages: 5

Phone:

Date: 6/26/2006

Re: Notice of Intent to Enter

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Please find the Notice of Intent to Enter on 7/6/06. Original being sent via overnight mail 6/26/06.

Should you have any questions please contact Fred Benz, 425-468-7901.

Thank you,

Patti Cantwell
Property Management Services

PACCAR 01043

CONFIRMATION REPORT - MEMORY SEND

Time : JUN-26-06 14:05
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 844
Date : JUN-26 14:02
To : 913105160368
Doc pages : 05
Start time : JUN-26 14:02
End time : JUN-26 14:04
Pages sent : 05

Job:844 *** SEND SUCCESSFUL ***

Patti Cantwell
Property Management Services
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To: Peter Tsai/Mighty Enterprises	From: Patti Cantwell
Fax: 1-310-516-0368	Pages: 5
Phone:	Date: 6/26/2006
Re: Notice of Intent to Enter	CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• **Comments:**

Please find the Notice of Intent to Enter on 7/6/06. Original being sent via overnight mail 6/26/06.
Should you have any questions please contact Fred Benz, 425-468-7901.
Thank you,

Patti Cantwell
Property Management Services

PACCAR 01044



March 2, 2006

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502

Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises – Location 1206 W 196th St., Torrance, CA 90502

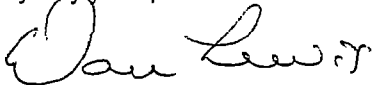
Dear Mr. Tsai:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises on or about 3/16/06 to conduct groundwater sampling of site wells. Details of the entry are as follows:

- ☐ Day of entry: 3/16/06
- ☐ Duration of activities: One day
- ☐ Company and names of persons:
 1. Fred Benz - PACCAR Inc
 2. David Myers – URS Corporation
 3. Tony Aguilar – URS Corporation
- ☐ Impact on Tenant's use: Landlord will require access to move equipment and personnel through the north gate on 196th St. to the location of each of the three EPA monitoring wells designated SWL0029, SWL0030, and SWL0031. Access will be required around wells. Efforts will be made to minimize the impact to tenant activities.

Please call Mr. Fred Benz at (425)468-7901 if you have any questions on the nature of this work. Also feel free to contact me at anytime.

Very truly yours,



Dan Lewis
Director of Construction

Cc: Emerito Tito, Mighty Enterprises, Inc.

File

F. S. Benz, PE

D.C. Anderson

David M. Gerowitz, Attorney at Law, Kilauea Office, PO Box 1267, Kilauea, Hawaii 96754

(808)828-6288 - (808)828-6299 Fax

CONFIRMATION REPORT - MEMORY SEND

Time : MAR-02-06 15:32
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 001
Date : MAR-02 15:30
To : 913105160368
Doc pages : 02
Start time : MAR-02 15:30
End time : MAR-02 15:31
Pages sent : 02

Job:001 *** SEND SUCCESSFUL ***

Patti Cantwell
Corporate Facilities
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To: Mighty Enterprises-Peter Tse	From: Patti Cantwell
Fax: 1-310-516-0368	Pages: 2
Phone:	Date: 3/2/2006
Re: Property Site Access	CC: Emerito Tito, Fred Benz, David Gerowitz

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Please contact Fred Benz at 425-468-7901 if you have any questions.

Regards,

Patti Cantwell
Corporate Facilities
Property Management Services

PACCAR 01046

CONFIRMATION REPORT - MEMORY SEND

Time : MAR-02-06 15:35
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 003
Date : MAR-02 15:32
To : 918088286299
Doc pages : 02
Start time : MAR-02 15:33
End time : MAR-02 15:35
Pages sent : 02
Job:003

*** SEND SUCCESSFUL ***

Patti Cantwell
Corporate Facilities
patti.cantwell@paccar.com
Phone (425) 468-7350
Fax (425) 468-8213

PACCAR Inc

Fax

To: David Gerowitz, Attorney at Law	From: Patti Cantwell
Fax: 1-806-288-6299	Pages: 2
Phone:	Date: 3/2/2006
Re: Property Site Access	CC: Peter Tsai, Emerito Tito, Fred Benz

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

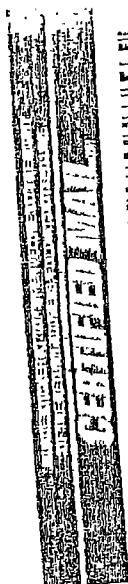
• Comments:

Please contact Fred Benz at 425-468-7901 if you have any questions.

Regards,

Patti Cantwell
Corporate Facilities
Property Management Services

PACCAR 01047



6892 TEE 0000 0922 E002
 6892 TEE 0000 0922 E002
 6892 TEE 0000 0922 E002

CERTIFIED MAIL RECEIPT
 (Domestic Mail Only - Insurance Coverage Provided)
 0109-06-11 DN Lec 005 E

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent to David M. Gerowitz
Attorney at Law
 Street, Apt. No. or PO Box No. P.O. Box 1267
 City, State, ZIP+4 Kilauea, Hawaii 96754

SENDER COMPLETE THIS SECTION

1 Article Addressed to
David M. Gerowitz
Attorney At Law
XX P.O. Box 1267
Kilauea, Hawaii 96754

COMPLETE THIS SECTION ON DELIVERY

A Signature ☒ Agent ☐ Addressee
X

B Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3 Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4 Restricted Delivery? (Extra Fee) ☐ Yes

2 Article Number
 (Transfer from service label) 7003 2260 0000 7311 2839

PACCAR 01048

3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Registered Mail <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Addressee's Address 19706 S. Normandie Ave. Torrance, CA 90502 Attn: Peter Tsai	
6. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below	
7. Addressee's Phone Number () - - - - -	8. Addressee's Business Title _____
9. Signature _____	
10. Date of Delivery _____	11. Received by (Printed Name) _____
12. Addressee's Agent <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	

U.S. MAIL
FIRST CLASS
PERMIT NO. 1000
LOS ANGELES, CA 90001

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

00-6411286015

Postage	\$
Cancelled Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Enclosed Here

Sent To: Mighty Enterprises, Inc.
Peter Tsai
Street, Apt No: 19706 S. Normandie Ave
or PO Box No:
City, State, ZIP: Torrance, CA 90502

GETTING THE MOST OUT OF YOUR COMPUTER

Patti Cantwell
Corporate Facilities
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To: Mighty Enterprises-Peter Tsai

From: Patti Cantwell

Fax: 1-310-516-0368

Pages: 2

Phone:

Date: 3/2/2006

Re: Property Site Access

CC: Emerito Tito, Fred Benz, David Gerowitz

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please contact Fred Benz at 425-468-7901 if you have any questions.

Regards,

Patti Cantwell
Corporate Facilities
Property Management Services

PACCAR 01050

Patti Cantwell
Corporate Facilities
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax (425) 468-8213

PACCAR Inc

Fax

To: Mighty Enterprises-Emerito Tito

From: Patti Cantwell

Fax: 1-310-516-0368

Pages: 2

Phone:

Date: 3/2/2006

Re: Property Site Access

CC: Peter Tsai, Fred Benz, David Gerowitz

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please contact Fred Benz at 425-468-7901 if you have any questions.

Regards,

Patti Cantwell
Corporate Facilities
Property Management Services

PACCAR 01051

Patti Cantwell
Corporate Facilities
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To: David Gerowitz, Attorney at Law

From: Patti Cantwell

Fax: 1-808-~~833~~-6299

Pages: 2

Phone:

Date: 3/2/2006

Re: Property Site Access

CC: Peter Tsai, Emerito Tito, Fred Benz

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please contact Fred Benz at 425-468-7901 if you have any questions.

Regards,

Patti Cantwell
Corporate Facilities
Property Management Services

PACCAR 01052

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OBTAINABLE ONLY	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To Mighty Enterprises, Inc. Emerito Tito Street, Apt. No., or PO Box No. 1206 W. 196th St. City, State, ZIP+4 Torrance, CA 90502	
PS Form 3800, June 2002 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY				
<ul style="list-style-type: none"> ■ Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>A Signature</p> <p>X</p> </div> <div style="width: 50%;"> <p><input type="checkbox"/> Agent</p> <p><input type="checkbox"/> Addressee</p> </div> </div>				
<p>1. Article Addressed to:</p> <p style="margin-left: 40px;">Mighty Enterprises, Inc.</p> <p style="margin-left: 40px;">1206 W. 196th St.</p> <p style="margin-left: 40px;">Torrance, CA 90502</p> <p style="margin-left: 40px;">Attn: Emerito Tito</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;">B. Received by (Printed Name)</td> <td style="width: 40%; padding: 5px;">C. Date of Delivery</td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="margin-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p> </td> </tr> </table>	B. Received by (Printed Name)	C. Date of Delivery	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="margin-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p>	
B. Received by (Printed Name)	C. Date of Delivery				
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="margin-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p>					
<p>2. Article Number</p> <p style="margin-left: 40px;">(Transfer from service label)</p>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Certified Mail</p> <p><input type="checkbox"/> Registered</p> <p><input type="checkbox"/> Insured Mail</p> </div> <div style="width: 50%;"> <p><input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> C.O.D.</p> </div> </div>				
<p>7003 2260 0000 7311 2822</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>				

PACCAR 01053



7003	2260	0000	7377	2839
7003	2260	0000	7377	2839
7003	2260	0000	7377	2839

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
06-06-01 ON LEADS	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To	David M. Gerowitz Attorney at Law Street, Apt. No.; or PO Box No. P.O. Box 1267 City, State, ZIP+4 Kilauea, Hawaii 96754
PS Form 3800, June 2002 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<div style="border: 1px solid black; padding: 5px;"> <p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> </div> <div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-between;"> <div style="width: 60%;">B. Received by (<i>Printed Name</i>)</div> <div style="width: 35%;">C. Date of Delivery</div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p> </div>
<p>1. Article Addressed to.</p> <p style="font-size: 1.2em;">David M. Gerowitz</p> <p style="font-size: 1.2em;">Attorney At Law</p> <p style="font-size: 1.2em;">XAX P.O. Box 1267</p> <p style="font-size: 1.2em;">Kilauea, Hawaii 96754</p>	<div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div><input type="checkbox"/> Certified Mail</div> <div><input type="checkbox"/> Express Mail</div> </div> <div style="display: flex; justify-content: space-between;"> <div><input type="checkbox"/> Registered</div> <div><input type="checkbox"/> Return Receipt for Merchandise</div> </div> <div style="display: flex; justify-content: space-between;"> <div><input type="checkbox"/> Insured Mail</div> <div><input type="checkbox"/> C.O.D.</div> </div> </div>
<p>2. Article Number</p> <p>(<i>Transfer from service label</i>)</p>	<p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<div style="border: 1px solid black; display: inline-block; padding: 10px 50px;"> 7003 2260 0000 7311 2834 </div>	

PACCAR 01054

City, State, ZIP+4
Torrance, CA 90502

Street, Apt. No.,
or PO Box No.
19706 S. Normandie Ave

Sent To
Peter Tsai
Mighty Enterprises, Inc.

Postage \$

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$

Postmark Here

U.S. Postal Service
CERTIFIED MAIL RECEIPT
Domestic Mail Only (Insurance coverage provided)
For delivery information visit us at www.usps.com

7003 2260 0000 7311 2815



PLACE STICKER AT TOP OF ENVELOPE OR THE FRONT OF THE RETURN ADDRESS. HOLD AT BOTTOM LINE.
CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mighty Enterprises
19706 S. Normandie Ave.
Torrance, CA 90502
Attn: Peter Tsai

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7003 2260 0000 7311 2815

CONFIRMATION REPORT - MEMORY SEND

Time : MAR-02-06 15:32
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 001
Date : MAR-02 15:30
To : 913105160368
Doc. pages : 02
Start time : MAR-02 15:30
End time : MAR-02 15:31
Pages sent : 02
Job:001 *** SEND SUCCESSFUL ***

Patti Cantwell
Corporate Facilities
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To:	Mighty Enterprises-Peter Tsai	From:	Patti Cantwell
Fax:	1-310-516-0368	Pages:	2
Phone:		Date:	3/2/2006
Re:	Property Site Access	CC:	Emerito Tito, Fred Benz, David Gerowitz

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Please contact Fred Benz at 425-468-7901 if you have any questions.

Regards,

Patti Cantwell
Corporate Facilities
Property Management Services

PACCAR 01056

CONFIRMATION REPORT - MEMORY SEND

Time : MAR-02-06 15:32
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 002
Date : MAR-02 15:31
To : 913105160368
Doc. pages : 02
Start time : MAR-02 15:31
End time : MAR-02 15:32
Pages sent : 02

Job:002 *** SEND SUCCESSFUL ***

Patti Cantwell
Corporate Facilities
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To:	Mighty Enterprises-Emerito Tito	From:	Patti Cantwell
Fax:	1-310-516-0368	Pages:	2
Phone:		Date:	3/2/2006
Re:	Property Site Access	CC:	Peter Tsai, Fred Benz, David Gerowitz

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• Comments:

Please contact Fred Benz at 425-468-7901 if you have any questions.

Regards,

Patti Cantwell
Corporate Facilities
Property Management Services

PACCAR 01057

CONFIRMATION REPORT - MEMORY SEND

Time : MAR-02-06 15:35
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 003
Date : MAR-02 15:32
To : 918088286299
Doc pages : 02
Start time : MAR-02 15:33
End time : MAR-02 15:35
Pages sent : 02

Job:003 *** SEND SUCCESSFUL ***

Patti Cantwell
Corporate Facilities
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax (425) 468-8213

PACCAR Inc

Fax

To:	David Gerowitz, Attorney at Law	From:	Patti Cantwell
Fax:	1-808-286-6299	Pages:	2
Phone:		Date:	3/2/2006
Re:	Property Site Access	CC:	Peter Tsai, Emerito Tito, Fred Benz
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle			

*** Comments:**

Please contact Fred Benz at 425-468-7901 if you have any questions.

Regards,

Patti Cantwell
Corporate Facilities
Property Management Services

PACCAR 01058



PACCAR Inc

September 13, 2005

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Tsai:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR requests permission to enter the premises on or about 9/20/05. Details of the entry are as follows:

- ☐ Day of entry 9/20/05 thru 9/23/05 to conduct a drain-line survey and remove drums stored from the groundwater sampling of site monitoring wells.
- ☐ Duration of activities: Two to three (2-3) days, (September 20th-23rd, 2005).
- ☐ Company and names of persons: PACCAR Inc/AMEC Earth & Environmental, Inc.
 - 1. Fred Benz PACCAR Inc
 - 2. Meg Strong AMEC
 - 3. Stephanie Funke-Crary AMEC
 - 4. Maheshwar Mettu AMEC
 - 5. Jeff Davies AMEC
 - 6. Lloyd Tanunan AMEC
- ☐ Impact on Tenant's use: Landlord will require access through the north gate on 196th St. in order to move equipment and select consultant personnel on to the site. Efforts will be made to minimize the impact to tenant activities.

Please call Mr. Fred Benz at (425)468-7901 if you have any questions on the nature of this work.

Very truly yours,

Dan Lewis
Director of Construction

DNL:

cc. Emerito Tito, Mighty Enterprises, Inc.

F. S. Benz, PE

D.C. Anderson

David M. Gerowitz, Attorney at Law, Kilauea Office, PO Box 1267, Kilauea, Hawaii 96754,
(808)828-6299 Fax

CONFIRMATION REPORT - MEMORY SEND

Time : SEP-13-05 15:54
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 532
Date : SEP-13 15:53
To : 913105160368
Doc pages : 01
Start time : SEP-13 15:53
End time : SEP-13 15:54
Pages sent : 01
Job:532 *** SEND SUCCESSFUL ***



September 13, 2005

PACCAR Inc

VIA E-MAIL AND FAX (310) 516-0368

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Tsai:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR requests permission to enter the premises on or about 9/20/05. Details of the entry are as follows:

- ☐ Day of entry 9/20/05 thru 9/23/05 to conduct a drain-line survey and remove drums stored from the groundwater sampling of site monitoring wells.
- ☐ Duration of activities: Two to three (2-3) days, (September 20th-23rd, 2005).
- ☐ Company and names of persons: PACCAR Inc/AMEC Earth & Environmental, Inc.
 - 1. Fred Benz PACCAR Inc
 - 2. Meg Strong AMEC
 - 3. Stephanie Funke-Crary AMEC
 - 4. Maheshwar Mettu AMEC
 - 5. Jeff Davies AMEC
 - 6. Lloyd Tanunan AMEC
- ☐ Impact on Tenant's use: Landlord will require access through the north gate on 196th St. in order to move equipment and select consultant personnel on to the site. Efforts will be made to minimize the impact to tenant activities.

Please call Mr. Fred Benz at (425)468-7801 if you have any questions on the nature of this work.

Very truly yours,


Dan Lewis
Director of Construction

DNL:

cc: Emerito Tito, Mighty Enterprises, Inc.
F. S. Benz, PE
D.C. Anderson
David M. Gerowitz, Attorney at Law, Kilauea Office, PO Box 1267, Kilauea, Hawaii 96754,
(808)828-6299 Fax

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building / 777-108th Avenue N.E. Bellevue, Washington 98004

PACCAR 01060

CONFIRMATION REPORT - MEMORY SEND

Time : SEP-13-05 15:56
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 533
Date : SEP-13 15:54
To : 918088286299
Doc. pages : 01
Start time : SEP-13 15:55
End time : SEP-13 15:56
Pages sent : 01

Job:533

*** SEND SUCCESSFUL ***



September 13, 2005

PACCAR Inc

VIA AIR MAIL AND FAX (425) 468-8213

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Tsai:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR requests permission to enter the premises on or about 9/20/05. Details of the entry are as follows:

- ☐ Day of entry 9/20/05 thru 9/23/05 to conduct a drain-line survey and remove drums stored from the groundwater sampling of site monitoring wells.
- ☐ Duration of activities: Two to three (2-3) days, (September 20th-23rd, 2005).
- ☐ Company and names of persons: PACCAR Inc/AMEC Earth & Environmental, Inc.
 - 1. Fred Benz PACCAR Inc
 - 2. Meg Strong AMEC
 - 3. Stephanie Funke-Crary AMEC
 - 4. Maheshwar Mettu AMEC
 - 5. Jeff Davies AMEC
 - 6. Lloyd Tanunan AMEC
- ☐ Impact on Tenant's use: Landlord will require access through the north gate on 196th St. In order to move equipment and select consultant personnel on to the site. Efforts will be made to minimize the impact to tenant activities.

Please call Mr. Fred Benz at (425)468-7901 if you have any questions on the nature of this work.

Very truly yours,


Dan Lewis
Director of Construction

DNL

cc: Emerito Tito, Mighty Enterprises, Inc.
F. S. Benz, PE
D. C. Anderson
David M. Gerowitz, Attorney at Law, Kilauea Office, PO Box 1267, Kilauea, Hawaii 96754,
(808)826-6299 Fax

P.O. Box 1518 Bellevue Washington 98003 Telephone (425) 468 7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01061

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <i>Mighty Enterprises</i> <i>12016 W 196th St</i> <i>Inverness, CA 90502</i> <i>Attn: Emento Tito</i>		B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label)		3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, August 2001		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: <i>Mighty Enterprises</i> <i>12016 W 196th St</i> <i>Inverness, CA 90502</i> <i>Attn: Emento Tito</i>		B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label)		3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, August 2001		Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 44.22
Sent To <i>Mighty Enterprises - Emento Tito</i> Street, Apt. No. or PO Box No. <i>12016 W 196th Ave</i> City, State, ZIP+4 <i>Inverness CA 98502</i>	
PS Form 3800, June 2002 See Reverse for Instructions	

RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postmark Here	
PS Form 3800, June 2002 See Reverse for Instructions	

PACCAR 01062

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David Gerwitz
Atty. Gen.
P.O. Box 1267
Kilauea, Hawaii 96754

2. Article Number
(Transfer from service label)

7003 2260 0000 7311 2754

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.
CERTIFIED MAIL™



7003 2260 0000 7311 2754
7003 2260 0000 7311 2754

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

007-6001-AS DN 12/15

Postage \$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees \$

Postmark
Here

Sent To

David M. Gerwitz

Street, Apt. No.
or PO Box No.

P.O. Box 1267

City, State, ZIP+4

Kilauea, Hawaii 96754

PS Form 3800, June 2002

See Reverse for Instructions

PACCAR 01064



PACCAR Inc

July 13, 2005

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc
19706 S Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

F.V.

Attn: Mr Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr Tsai.

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises on or about 7/26/05 to conduct groundwater sampling of site wells. Details of the entry are as follows:

- ☐ Day of entry: 7/26/05
- ☐ Duration of activities: Two to three (2-3) days, (July 26th – 28th, 2005)
- ☐ Company and names of persons.
 - 1. Fred Benz PACCAR Inc
 - 2. Meg Strong AMEC
 - 3. Stephanie Funke-Crary AMEC
 - 4. Maheshwar Mettu AMEC
 - 5. Jeff Davies AMEC
- ☐ Impact on Tenant's use: Landlord will require access to move equipment and personnel through the north gate on 196th St. to the location of site environmental wells. Access will be required around wells. Efforts will be made to minimize the impact to tenant activities

Please call Mr Fred Benz at (425)468-7901 if you have any questions on the nature of this work. Also feel free to contact me at anytime.

Very truly yours,

 7/13

Dan Lewis
Director of Construction

DNL
cc. Emerito Tito, Mighty Enterprises, Inc.

CONFIRMATION REPORT - MEMORY SEND

Time : JUL-13-05 11:47
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 943
Date : JUL-13 11:46
To : 913105160368
Doc. pages : 03
Start time : JUL-13 11:46
End time : JUL-13 11:47
Pages sent : 03
Job:943

*** SEND SUCCESSFUL ***

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7518
Fax: (425) 468-8213

PACCAR Inc

Fax

To:	Mr. Peter Tsai	From:	Daniel N. Lewis
Fax:	310-516-0368	Pages:	23
Phone:		Date:	7/13/2005
Re:	Property Site Access/Notice of Intent to Enter Premises	CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Please find attached the Notice of Intent to Enter Premises.

Should you have any questions please feel free to contact Fred Benz 425-468-7901.

Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01066

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone (425) 468-7519
Fax (425) 468-8213

PACCAR Inc

Fax

To: Mr. Peter Tsai

From: Daniel N. Lewis

Fax: 310-516-0368

Pages: 23

Phone:

Date: 7/13/2005

Re: Property Site Access/Notice of Intent to
Enter Premises

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Please find attached the Notice of Intent to Enter Premises.

Should you have any questions please feel free to contact Fred Benz 425-468-7901.

Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01067

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7519
Fax: (425) 468-8213

PACCAR Inc

Fax

To: David Gerowitz, Attorney At Law

From: Daniel N. Lewis

Fax: 808-828-6299

Pages: 13

Phone:

Date: 7/13/2005

Re: Property Site Access/Notice of Intent to
Enter Premises

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Please find attached the Notice of Intent to Enter Premises.

Should you have any questions please feel free to contact Fred Benz 425-468-7901.

Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01068

CONFIRMATION REPORT - MEMORY SEND

Time : JUL-13-05 11:49
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 944
Date : JUL-13 11:46
To : 918088286299
Doc. pages : 03
Start time : JUL-13 11:48
End time : JUL-13 11:49
Pages sent : 03
Job:944

*** SEND SUCCESSFUL ***

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7519
Fax: (425) 468-8213

PACCAR Inc

Fax

To: David Gerowitz, Attorney At Law From: Daniel N. Lewis
Fax: 808-828-8299 Pages: 13
Phone: Date: 7/13/2005
Re: Property Site Access/Notice of Intent to Enter Premises CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

Please find attached the Notice of Intent to Enter Premises.

Should you have any questions please feel free to contact Fred Benz 425-468-7901.

Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01069

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mighty Enterprises, Inc.
19706 S. Normandie Ave
Torrance, CA 90502
Attn: Peter Tsai

2. Article Number

(Transfer from service label)

7003 2260 0000 7311 2631

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.
CERTIFIED MAIL™



7003 2260 0000 7311 2631
7003 2260 0000 7311 2631

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage \$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees \$

Postmark
Here

Sent To

Mighty Enterprises Inc Attn Peter Tsai

Street, Apt. No.

or PO Box No. 19706 S Normandie Ave

City, State, ZIP+4

Torrance, CA 90502

PS Form 3800, June 2002

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mighty Enterprises, Inc.
19706 S. Normandie Ave
Torrance, CA 90502
Attn: Peter Tsai

2. Article Number

(Transfer from service label)

7003 2260 0000 7311 2631

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PACCAR 01070

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X</p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>David M. Gerowitz Attorney at Law P.O. Box 1267 Kilauea, Hawaii 96754</p>		<p>B. Received by (Printed Name) C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label) 7003 2260 0000 7311 2648</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
PS Form 3811, August 2001		Domestic Return Receipt 102595-02-M-1540	

PLACE STICKER AT TOP OF ENVELOPE OR THE MOUTH OF THE RETURN ADDRESS TUBE AT DOTTED LINE

CERTIFIED MAIL™



7003 2260 0000 7311 2648
7003 2260 0000 7311 2648

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
<p>Sent To David M. Gerowitz Attorney at Law</p> <p>Street, Apt. No., or PO Box No. P.O. Box 1267</p> <p>City, State, Zip Kilauea Hawaii 96754</p>	
PS Form 3800, June 2002 See Reverse for Instructions	

PACCAR 01071



September 9, 2004

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Tsai:

As you are aware, this past spring and summer we completed three different phases of site investigation activity as required by the California Regional Water Quality Control Board. Fred Benz of PACCAR conducted a site inspection on August 19th after recent investigation activities were completed and found that 31 drums remain on site. All of these drums have been secured and stored in the fenced area constructed in the southeast corner of the property. Most of the 31 drums are empty, but 4 drums contain water and 3 drums contain soil, all drums are remaining from the site investigation work. Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR requests permission to enter the premises on or about 9/16/04 to complete drum removal. Details of the entry are as follows:

- ☐ Day of entry: 9/16/04 to remove 31 investigation drums
- ☐ Duration of activities: Less than One (1) day.
- ☐ Company and names of persons: Hart Crowser/PACCAR Inc
 - 1. Fred Benz PACCAR Inc
 - 2. Barry Kellems Hart Crowser
 - 3. Subcontractor Chemical Waste Management (driver T.B.A.)
- ☐ Impact on Tenant's use: Landlord will require access through the north gate on 196th St. in order to access the site to load and transport off site the remaining 31 drums for disposal. Efforts will be made to minimize the impact to tenant activities.

Purpose of this letter is to provide adequate notice of intent to access the site to complete the final step of site investigation activities conducted earlier this year.

Patti Cantwell
Facilities Coordinator
patti.cantwell@paccar.com
Phone (425) 468-7360
Fax (425) 468-8213

PACCAR Inc

Fax

To: Emerito Tito/David Gerowitz

From: Patti L. Cantwell

Fax: 310-516-0368/808-828-6299

Pages: 3

Phone:

Date: 9/10/2004

Re: Property Site Access-Notice of Intent to
Enter

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Should you have any questions please contact Fred Benz at 425-468-7901.

Regards,

Patti Cantwell

PACCAR 01073

CONFIRMATION REPORT - MEMORY SEND

Time : SEP-10-04 08:41
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 192
Date : SEP-10 08:38
To : 918088286299
Doc. pages : 03
Start time : SEP-10 08:40
End time : SEP-10 08:41
Pages sent : 03
Job:192 *** SEND SUCCESSFUL ***

Patti Cantwell
Facilities Coordinator
patti.cantwell@paccar.com
Phone: (425) 468-7350
Fax: (425) 468-8213

PACCAR Inc

Fax

To:	Emarto Tito/David Gerowitz	From:	Patti L. Cantwell
Fax:	310-516-0368/808-828-6299	Pages:	3
Phone:		Date:	9/10/2004
Re:	Property Site Access-Notice of Intent to Enter	CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Should you have any questions please contact Fred Benz at 425-468-7901.
Regards,

Patti Cantwell

PACCAR 01074

CONFIRMATION REPORT - MEMORY SEND

Time : SEP-10-04 08:39
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 191
Date : SEP-10 08:38
To : 913105160368
Doc pages : 03
Start time : SEP-10 08:38
End time : SEP-10 08:39
Pages sent : 03

Job:191 *** SEND SUCCESSFUL ***

Patti Cantwell
Facilities Coordinator
patti.cantwell@paccar.com
Phone: (425) 468-7380
Fax: (425) 468-8213

PACCAR Inc

Fax

To:	Emerito Tito/David Gerowitz	From:	Patti L. Cantwell
Fax:	310-516-0368/808-828-6299	Pages:	3
Phone:		Date:	9/10/2004
Re:	Property Site Access-Notice of Intent to Enter	CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Should you have any questions please contact Fred Benz at 425-468-7901.
Regards,

Patti Cantwell

PACCAR 01075

CONFIRMATION REPORT - MEMORY SEND

Time : SEP-10-04 08:41
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 192
Date : SEP-10 08:38
To : 918088286299
Doc pages : 03
Start time : SEP-10 08:40
End time : SEP-10 08:41
Pages sent : 03
Job:192

*** SEND SUCCESSFUL ***

Patti Cantwell
Facilities Coordinator
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To:	Emerito Tito/David Gerowitz	From:	Patti L. Cantwell
Fax:	310-516-0368/808-828-6269	Pages:	3
Phone:		Date:	9/10/2004
Re:	Property Site Access-Notice of Intent to Enter	CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• **Comments:**

Should you have any questions please contact Fred Benz at 425-468-7901.
Regards,

Patti Cantwell

PACCAR 01076

March 19, 2004

VIA US MAIL A.D.F. (9503)
PACCAR Inc

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Tsai:

Pursuant to our letter of March 9, and subsequent verbal communication between our consultants and Mighty, dates for this inspection are being moved to the dates below as requested by Mighty. All other requirements and plans for this entry are unchanged.

- ☐ Day of entry. 4/5/04 to conduct additional site investigation at selected locations on the site
- ☐ 4/5/04 to 4/9/04 to perform geological borings at seven (7) locations on site to a depth of ~50'.

Please call Fred Benz (425) 468-7901 if you have any questions on the nature of this work. Also feel free to contact me at anytime.

Very truly yours,


Dan Lewis

Director of Construction

DNL:

cc: Emerito Tito, Mighty Enterprises, Inc

~~F. Benz~~

David M. Gerowitz, Attorney at Law, Kilauea Office
PO Box 1267
Kilauea, Hawaii 96754
(808)828-6288
(808)828-6299 Fax



March 9, 2004

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr Peter Tsai

Reference: Property Site Access

Subject Notice of Intent to Enter Premises

Dear Mr. Tsai:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during the week of 3/22/04. Details of the entry are as follows.

- ☐ Day of entry: 3/22/04 to conduct additional site investigation at selected locations on the site 3/22/04 to 3/26/04 to perform geological borings at seven (7) locations on site to a depth of ~50'.
- ☐ Duration of activities: One (1) week or less.
- ☐ Company and names of persons:

Fred Benz, PACCAR Inc	Ravindra Limaye, Hart Crowser
Alex Buccilli, PACCAR Inc	Stephen Adu-Gyamfi, Hart Crower
Alistair Callender, Hart Crowser	James Brady, Hart Crowser
Ronald Halpern, Hart Crowser	
- ☐ Impact on Tenant's use: Landlord will require access to the three areas on site to install borings by geoprobe technique at locations per the attached sketch. Minor amounts of residual water and soil will be generated, collected in drums and disposed off-site. The three areas on site will involve the following; two borings installed in the area of the north easement of 196th, one boring at the southeast corner of the property, and four borings constructed inside building A using a low overhead machine. Efforts will be made to phase the work in different areas of the site to help minimize the impact to tenant activities.

Please call Fred Benz (425) 468-7901 if you have any questions on the nature of this work. Also feel free to contact me at anytime.

Very truly yours,


Dan Lewis
Director of Construction

DNL:

cc: Emerito Tito, Mighty Enterprises, Inc.
F. Benz
David M. Gerowitz, Attorney at Law, Kilauea Office
PO Box 1267
Kilauea, Hawaii 96754
(808)828-6288
(808)828-6299 Fax

CONFIRMATION REPORT - MEMORY SEND

Time : MAR-15-04 09:35
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 491
Date : MAR-15 09:34
To : 913105160368
Doc pages : 03
Start time : MAR-15 09:34
End time : MAR-15 09:35
Pages sent : 03

Job:491 *** SEND SUCCESSFUL ***

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7519
Fax: (425) 468-8213

PACCAR Inc

Fax

To: Peter Tsai	From: Daniel N. Lewis
Fax: 310-516-0368	Pages: 3
Phone:	Date: 3/15/2004
Re: Property Site Access/Notice of Intent to Enter Premises	CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Please see attached letter.

Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01079

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MIGHTY ENTERPRISES, Inc.
 19706 S. Normandie Ave.
 Torrance, CA 90502
 ATTN: Peter Tsai
 Emerito Tito

2. Article Number

(Transfer from service label)

7001 0320 0004 3123 1805

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

U.S. Postal Service
CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

Postage

\$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

\$

Postmark
Here

Sent To **Mighty Enterprises, Inc**

Att: **Peter Tsai/Emerito Tito**

Street, Apt. No.
or PO Box **19706 S. Normandie Ave**

City, State, ZIP+4
Torrance, CA 90502

PS Form 3800, January 2001

See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



7001 0320 0004 3123 1805
 7001 0320 0004 3123 1805

PACCAR 01080

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7519
Fax: (425) 468-8213

PACCAR Inc

Fax

To: Peter Tsai

From: Daniel N. Lewis

Fax: 310-516-0368

Pages: 3

Phone:

Date: 3/15/2004

Re: Property Site Access/Notice of Intent to
Enter Premises

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please see attached letter.

Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01081

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MIGHTY ENTERPRISES, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
ATTN: Peter Tsai
Emerito Tito

2. Article Number

(Transfer from service label)

7001 0320 0004 3123 1805

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☒
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

Rose Kroll

C. Date of Delivery

3-26-02

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☐
- Certified Mail
- ☐
- Express Mail
-
- ☐
- Registered
- ☐
- Return Receipt for Merchandise
-
- ☐
- Insured Mail
- ☐
- C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PACCAR 01082



April 26, 2004

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc
19706 S. Normandie Ave
Torrance, CA 90502
Fax (310) 516-0368

Attn. Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr Tsai:

During 2003 PACCAR submitted the results of the supplemental site investigation conducted at the request of the Regional Water Quality Review Board (RWQCB). Certain areas of the site were identified for additional investigation to fill what are called "data gaps" as described and required by the RWQCB.

Two areas have been identified in review with the RWQCB, one in the approximate center of the site where a hot spot excavation will be completed. It is anticipated that less than 100 cubic yards of potentially contaminated soil will be removed. One other area in the very southeast corner will be cleared of debris, a clarifier removed, less than 20 cubic yards of soil removed and soil samples taken. The southeast corner would then be repaved and re-fenced as required. Further information relating to these two excavations will be provided as it becomes available in the very near future.

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during the week of 5/3/04. Details of the entry are as follows:

- ☐ Day of entry: 5/3/04 to conduct the two excavations
- ☐ Duration of activities: Two (2) weeks or less.
- ☐ Company and names of persons: Hart Crowser/PACCAR Inc
 - 1. Fred Benz PACCAR Inc
 - 2. Alistair Callender Hart Crowser
 - 3. Ronald Halpern Hart Crowser
 - 4. Ravindra Limaye Hart Crowser
 - 5. Stephen Adu-Gyamfi Hart Crowser
 - 6. James Brady Hart Crowser
 - 7. Subcontractor Recon
- ☐ Impact on Tenant's use: Landlord will require access to the two areas on site to excavate and stockpile the soil prior to disposal. Efforts will be made to phase the work in different areas of the site to help minimize the impact to tenant activities.

CONFIRMATION REPORT - MEMORY SEND

Time : APR-27-04 14:25
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 872
Date : APR-27 14:24
To : 913105160368
Doc pages : 02
Start time : APR-27 14:24
End time : APR-27 14:25
Pages sent : 02
Job:872

*** SEND SUCCESSFUL ***

PACCAR Inc

April 26, 2004

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19705 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Tsai:

During 2003 PACCAR submitted the results of the supplemental site investigation conducted at the request of the Regional Water Quality Review Board (RWQCB). Certain areas of the site were identified for additional investigation to fill what are called "data gaps" as described and required by the RWQCB.

Two areas have been identified in review with the RWQCB, one in the approximate center of the site where a hot spot excavation will be completed. It is anticipated that less than 100 cubic yards of potentially contaminated soil will be removed. One other area in the very southeast corner will be cleared of debris, a clarifier removed, less than 20 cubic yards of soil removed and soil samples taken. The southeast corner would then be repaved and re-fenced as required. Further information relating to these two excavations will be provided as it becomes available in the very near future.

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during the week of 5/3/04. Details of the entry are as follows:

- ☐ Day of entry: 5/3/04 to conduct the two excavations
- ☐ Duration of activities: Two (2) weeks or less
- ☐ Company and names of persons: Hart Crowser/PACCAR Inc.
 - 1. Fred Benz PACCAR Inc
 - 2. Alistair Callender Hart Crowser
 - 3. Ronald Halpern Hart Crowser
 - 4. Ravindra Limaye Hart Crowser
 - 5. Stephen Adu-Gyamfi Hart Crowser
 - 6. James Brady Hart Crowser
 - 7. Subcontractor Recon
- ☐ Impact on Tenant's use: Landlord will require access to the two areas on site to excavate and stockpile the soil prior to disposal. Efforts will be made to phase the work in different areas of the site to help minimize the impact to tenant activities.

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 465 7400
PACCAR Building 777-105th Avenue N.E. Bellevue, Washington 98004

PACCAR 01084



June 16, 2004

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Tsai:

As you are aware certain areas of the site were identified for additional investigation to fill what were called "data gaps" as described and required by the RWQCB. Recently excavations were completed that address those areas and the potentially contaminated soil was stockpiled on site awaiting clearance for disposal. PACCAR has sampled the soil and it has been determined that the soil is non-hazardous and is now able to be removed from the site for disposal.

We apologize for the short notice, but we were just advised this morning that clearance has been obtained and we are aware that Dynatek desires the soil to be removed as soon as possible. The waste disposal company is available to remove the soil this Friday, June 18th, as the first available opportunity for transportation and disposal to their site. The next available window of opportunity may not be until later next week. We appreciate your accommodation of this request.

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR requests permission to enter the premises on 6/18/04. Details of the entry are as follows:

- ☐ Day of entry: 6/18/04 to remove all stockpiled soil
- ☐ Duration of activities: One (1) day.
- ☐ Company and names of persons: Hart Crowser/PACCAR Inc
 - 1. Fred Benz PACCAR Inc
 - 2. Ravindra Limaye Hart Crowser
 - 3. Stephen Adu-Gyamfi Hart Crowser
 - 4. Kevin Roberts Hart Crowser
 - 5. Subcontractor Recon
- ☐ Impact on Tenant's use: Landlord will require access through the north gate on 196th St. in order to access the site to load and transport off site all stockpiled soil for disposal. Efforts will be made to minimize the impact to tenant activities.

CONFIRMATION REPORT - MEMORY SEND

Time : JUN-16-04 11:31
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 346
Date : JUN-16 11:03
To : 918088266299
Doc. pages : 02
Start time : JUN-16 11:05
End time : JUN-16 11:30 (Resend time:JUN-16 12:31)
Pages sent : 00
Job:346 *** SEND FAILED ***

PACCAR Inc

June 16, 2004

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Tsai:

As you are aware certain areas of the site were identified for additional investigation to fill what were called "data gaps" as described and required by the RWQCB. Recently excavations were completed that address those areas and the potentially contaminated soil was stockpiled on site awaiting clearance for disposal. PACCAR has sampled the soil and it has been determined that the soil is non-hazardous and is now able to be removed from the site for disposal.

We apologize for the short notice, but we were just advised this morning that clearance has been obtained and we are aware that Dynatek desires the soil to be removed as soon as possible. The waste disposal company is available to remove the soil this Friday, June 18th, as the first available opportunity for transportation and disposal to their site. The next available window of opportunity may not be until later next week. We appreciate your accommodation of this request.

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR requests permission to enter the premises on 6/18/04. Details of the entry are as follows:

- ☐ Day of entry: 6/18/04 to remove all stockpiled soil
- ☐ Duration of activities: One (1) day.
- ☐ Company and names of persons: Hart Crowser/PACCAR Inc
 - 1. Fred Benz PACCAR Inc
 - 2. Ravindra Limaye Hart Crowser
 - 3. Stephen Adu-Gyamfi Hart Crowser
 - 4. Kevin Roberts Hart Crowser
 - 5. Subcontractor Recon
- ☐ Impact on Tenant's use: Landlord will require access through the north gate on 196th St. in order to access the site to load and transport off site all stockpiled soil for disposal. Efforts will be made to minimize the impact to tenant activities.

P.O. Box 15118 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N E Bellevue, Washington 98004

PACCAR 01086

CONFIRMATION REPORT - MEMORY SEND

Time : JUN-16-04 11:04
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 345
Date : JUN-16 11:03
To : 913105160368
Doc. pages : 02
Start time : JUN-16 11:03
End time : JUN-16 11:04
Pages sent : 02
Job:345

*** SEND SUCCESSFUL ***

PACCAR Inc

June 16, 2004

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Peter Tsai

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Tsai:

As you are aware certain areas of the site were identified for additional investigation to fill what were called "data gaps" as described and required by the RWQCB. Recently excavations were completed that address those areas and the potentially contaminated soil was stockpiled on site awaiting clearance for disposal. PACCAR has sampled the soil and it has been determined that the soil is non-hazardous and is now able to be removed from the site for disposal.

We apologize for the short notice, but we were just advised this morning that clearance has been obtained and we are aware that Dynatek desires the soil to be removed as soon as possible. The waste disposal company is available to remove the soil this Friday, June 18th, as the first available opportunity for transportation and disposal to their site. The next available window of opportunity may not be until later next week. We appreciate your accommodation of this request.

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR requests permission to enter the premises on 6/18/04. Details of the entry are as follows:

- ☐ Day of entry: 6/18/04 to remove all stockpiled soil
- ☐ Duration of activities: One (1) day.
- ☐ Company and names of persons. Hart Crowser/PACCAR Inc
 1. Fred Benz PACCAR Inc
 2. Ravindra Limaye Hart Crowser
 3. Stephen Adu-Gyamfi Hart Crowser
 4. Kevin Roberts Hart Crowser
 5. Subcontractor Recon
- ☐ Impact on Tenant's use: Landlord will require access through the north gate on 196th St. in order to access the site to load and transport off site all stockpiled soil for disposal. Efforts will be made to minimize the impact to tenant activities.

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01087



December 19, 2003

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Ms. Birkett:

During 2003 Hart Crowser conducted an asbestos containing materials and lead-based paint survey of the facilities at the former Trico Torrance site for PACCAR Inc. The survey was done according to State and Federal regulations and was intended to identify, characterize and define any potential corrective actions required to comply with current regulations. As a result of the survey areas were identified that require repair of certain identified building materials. Hart Crowser has been retained to hire and oversee an abatement contractor to make the identified repairs, place appropriate signs, conduct annual inspections, and develop an Operations and Maintenance plan for all site buildings. Hart Crowser will also conduct a training program to be provided to those workers who could potentially disturb building materials, such as maintenance and custodial activities. At the conclusion of the repair activities, PACCAR Inc will coordinate with Mighty Enterprises, Inc. to provide the training program to selected Mighty Enterprises employees.

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during the week of 12/29/03. Details of the entry are as follows:

- ☐ Day of entry: 12/29/03 to initiate bid for abatement of asbestos and lead paint.
- ☐ 1/5/04 to 1/9/04 to perform abatement of asbestos and lead paint.
- ☐ Duration of activities: One (1) week
- ☐ Company and names of persons: Hart Crowser/PACCAR Inc
 - 1. Fred Benz PACCAR Inc
 - 2. Alistair Callender Hart Crowser
 - 3. Kevin Roberts Hart Crowser
 - 4. Ravindra Limaye Hart Crowser
 - 5. Stephen Adu-Gyamfi Hart Crowser



December 19, 2003

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Ms. Birkett:

During 2003 Hart Crowser conducted an asbestos containing materials and lead-based paint survey of the facilities at the former Trico Torrance site for PACCAR Inc. The survey was done according to State and Federal regulations and was intended to identify, characterize and define any potential corrective actions required to comply with current regulations. As a result of the survey areas were identified that require repair of certain identified building materials. Hart Crowser has been retained to hire and oversee an abatement contractor to make the identified repairs, place appropriate signs, conduct annual inspections, and develop an Operations and Maintenance plan for all site buildings. Hart Crowser will also conduct a training program to be provided to those workers who could potentially disturb building materials, such as maintenance and custodial activities. At the conclusion of the repair activities, PACCAR Inc will coordinate with Mighty Enterprises, Inc. to provide the training program to selected Mighty Enterprises employees

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during the week of 12/29/03. Details of the entry are as follows:

- ☐ Day of entry: 12/29/03 to initiate bid for abatement of asbestos and lead paint.
- ☐ 1/5/04 to 1/9/04 to perform abatement of asbestos and lead paint.
- ☐ Duration of activities: One (1) week
- ☐ Company and names of persons: Hart Crowser/PACCAR Inc
 - 1. Fred Benz PACCAR Inc
 - 2. Alistair Callender Hart Crowser
 - 3. Kevin Roberts Hart Crowser
 - 4. Ravindra Limaye Hart Crowser
 - 5. Stephen Adu-Gyamfi Hart Crower

CONFIRMATION REPORT - MEMORY SEND

Time : DEC-19-03 15:19
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 741
Date : DEC-19 14:51
To : 913105464497
Doc. pages : 02
Start time : DEC-19 14:53
End time : DEC-19 15:18 (Resend time:DEC-19 16:19)
Pages sent : 00
Job:741 *** SEND FAILED ***

PACCAR Inc

December 19, 2003

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19708 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Ms. Birkett:

During 2003 Hart Crowser conducted an asbestos containing materials and lead-based paint survey of the facilities at the former Trico Torrance site for PACCAR Inc. The survey was done according to State and Federal regulations and was intended to identify, characterize and define any potential corrective actions required to comply with current regulations. As a result of the survey areas were identified that require repair of certain identified building materials. Hart Crowser has been retained to hire and oversee an abatement contractor to make the identified repairs, place appropriate signs, conduct annual inspections, and develop an Operations and Maintenance plan for all site buildings. Hart Crowser will also conduct a training program to be provided to those workers who could potentially disturb building materials, such as maintenance and custodial activities. At the conclusion of the repair activities, PACCAR Inc will coordinate with Mighty Enterprises, Inc. to provide the training program to selected Mighty Enterprises employees.

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during the week of 12/29/03. Details of the entry are as follows:

- ☐ Day of entry: 12/29/03 to initiate bid for abatement of asbestos and lead paint.
- ☐ 1/5/04 to 1/9/04 to perform abatement of asbestos and lead paint.
- ☐ Duration of activities: One (1) week
- ☐ Company and names of persons: Hart Crowser/PACCAR Inc
 - 1. Fred Benz PACCAR Inc
 - 2. Alistair Callender Hart Crowser
 - 3. Kevin Roberts Hart Crowser
 - 4. Ravindra Limaye Hart Crowser
 - 5. Stephen Adu-Gyamfi Hart Crowser

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-108th Avenue N.E. Bellevue, Washington 98004

PACCAR 01090

ACTIVITY REPORT - SEND

Time : DEC-19-03 15:18
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Nbr	Job	Date	Time	Duration	Pgs	To	Dept	Mode	Results
166	741	DEC-19	15:17	00:00	00	913105464497			ER 50

CONFIRMATION REPORT -- MEMORY SEND

Time : DEC-19-03 16:07
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 745
Date : DEC-19 15:41
To : 913105464497
Doc pages : 02
Start time : DEC-19 15:41
End time : DEC-19 16:06 (Resend time:DEC-19 17:07)
Pages sent : 00
Job:745 *** SEND FAILED ***

PACCAR Inc

December 19, 2003

VIA US MAIL AND FAX (310-516-0368)

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Ms. Birkett:

During 2003 Hart Crowser conducted an asbestos containing materials and lead-based paint survey of the facilities at the former Trico Torrance site for PACCAR Inc. The survey was done according to State and Federal regulations and was intended to identify, characterize and define any potential corrective actions required to comply with current regulations. As a result of the survey areas were identified that require repair of certain identified building materials. Hart Crowser has been retained to hire and oversee an abatement contractor to make the identified repairs, place appropriate signs, conduct annual inspections, and develop an Operations and Maintenance plan for all site buildings. Hart Crowser will also conduct a training program to be provided to those workers who could potentially disturb building materials, such as maintenance and custodial activities. At the conclusion of the repair activities, PACCAR Inc will coordinate with Mighty Enterprises, Inc. to provide the training program to selected Mighty Enterprises employees.

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during the week of 12/29/03. Details of the entry are as follows:

- ☐ Day of entry: 12/29/03 to initiate bid for abatement of asbestos and lead paint.
- ☐ 1/5/04 to 1/9/04 to perform abatement of asbestos and lead paint.
- ☐ Duration of activities: One (1) week
- ☐ Company and names of persons: Hart Crowser/PACCAR Inc
 - 1. Fred Benz PACCAR Inc
 - 2. Alistair Callender Hart Crowser
 - 3. Kevin Roberts Hart Crowser
 - 4. Ravindra Limaye Hart Crowser
 - 5. Stephen Adu-Gyamfi Hart Crowser

P.O. Box 1518, Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01092

ACTIVITY REPORT - SEND

Time : DEC-19-03 16:06
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Nbr	Job	Date	Time	Duration	Pgs	To	Dept	Mode	Results
169	745	DEC-19	16:05	00:00	00	913105464497			ER 50



April 17, 2003

Via US Mail and Fax (310-516-0368)

Mighty Enterprises, Inc
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Mr. Birkett:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during or after the week of April 28, 2003. Details of the entry are as follows:

- o Day of Entry: Beginning no earlier than the week of April 28, 2003
- o Duration of Activity: Actual time on site will require no more than ten (10) days over a four (4) week period of time. Activities should be concluded before May 31st
- o Company and Names of Person: Hart Crowser/PACCAR Inc
 1. Alistaire Callender – Hart Crowser
 2. Stephen Adu-Gyamfi – Hart Crowser
 3. Christian Knoche – Hart Crowser
 4. Kevin Roberts – Hart Crowser
 5. Fred Benz – PACCAR Inc
- o Impact on Tenant's Use: Purpose of this notification is to provide adequate notice of intent to access the site to conduct further environmental investigations as directed by State and Federal regulations. This investigation will involve the inspection of site buildings for the presence, if any, of asbestos containing and lead-based painted materials used in building construction. Samples will be collected, but no drummed waste will be generated and no tenant activities will be interrupted. Consultant and PACCAR will make every effort to avoid any impacts to site operations.

Please call Mr. Fred Benz, PACCAR project manager, at (425) 468-7901 if you have any questions regarding this matter.

Very truly yours,

Daniel N. Lewis

Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL/pc

cc: File

F.S. Benz, PACCAR Project Manager

Alistaire Callender, Hart Crowser

David M. Gerowitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266, Fax 310-546-4497

808-828-6299 fax 808-828-6299 phone

P.O. Box 1267, Kilauea, Hawaii 96751
P.O. Box 1518 Bellevue Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01094

CONFIRMATION REPORT - MEMORY SEND

Time : APR-17-03 13:50
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 167
Date : APR-17 13:49
To : 918088286299
Doc. pages : 02
Start time : APR-17 13:49
End time : APR-17 13:50
Pages sent : 02
Job:167

*** SEND SUCCESSFUL ***

PACCAR Building 777-106th Avenue N.E. Bellevue Washington 98004
P.O. Box 1518, Bellevue Washington 98009 Telephone (425) 468-7400
548-4497
528-828-6299
David M. Garowitz, Attorney at Law, 4408A Highland Avenue, Marquette Beach, CA 90266, Fax 425-
F.S. Benz, PACCAR Project Manager
cc: File
DNL/pc
daniel@paccar.com
Director of Construction & Corporate Services
Daniel N. Lewis
Very truly yours,
Please call Mr. Fred Benz, PACCAR project manager, at (425) 468-7901 if you have any questions
regarding this matter.
any impacts to site operations.
tenant activities will be interrupted. Consultant and PACCAR will make every effort to avoid
construction. Samples will be collected, but no drummed waste will be generated and no
presence, if any, of asbestos containing and lead-based painted materials used in building
Federal regulations. This investigation will involve the inspection of site buildings for the
access the site to conduct further environmental investigations as directed by State and
impact on Tenants Use: Purpose of this notification is to provide adequate notice of intent to
0 Fred Benz - PACCAR Inc
4 Kevin Roberts - Hart Crowder
3 Christian Knutche - Hart Crowder
2 Stephen Adugyam - Hart Crowder
1 Alastair Callender - Hart Crowder
0 Company and Names of Person: Hart Crowder/PACCAR Inc
0 Duration of Activity: Actual time on site will require no more than ten (10) days over a four (4)
week period of time. Activities should be concluded before May 31.
0 Beginning no earlier than the week of April 28, 2003
Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter
the premises during or after the week of April 28, 2003. Details of the entry are as follows.
Dear Mr. Birkett
Reference: Mr. Claire Birkett
Subject: Property Site Access
Notice of Intent to Enter Premises

Via US Mail and Fax (310-616-0368)

PACCAR Inc

April 17, 2003

Mighty Enterprises, Inc.
19708 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

PACCAR 01095



VIA US MAIL AND FAX (310-516-0368)

November 8, 2002

Mighty Enterprises, Inc.
19706 S Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Ms. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Ms. Birkett:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises during the week of December 2nd, 2002. Details of the entry are as follows:

- ☐ Day of entry: 11/25 – to mark locations and coordinate phasing only.
12/2/02 to 12/13/02 borings and testing
- ☐ Duration of activities: — Two (2) weeks
- ☐ Company and names of persons. Hart Crowser/PACCAR Inc
 - 1 Fred Benz - PACCAR
 2. Alistaire Callender - Hart Crowser
 3. Ryan Mitcheltree – Hart Crowser
 4. Ravindra Limaye – Hart Crowser
 5. Christian Knoche - Hart Crowser
 - 6 Napasin Sachjapinan - Hart Crowser
- ☐ Impact on Tenant's use: Landlord will require access to the well locations shown on the attached sketch, (total of about twenty locations). Efforts will be made to phase the work for minimum impact to tenant activities, (two weeks continuous access will not be required at all of the locations.)

Purpose of this notification is to provide adequate notice of intent to access the site to conduct further environmental investigation as required by the California Regional Water Quality Control Board.

Please call Mr Fred Benz (425) 468-7901 if you have any questions on the nature of this work.

Very truly yours,

Daniel N Lewis

November 8, 2002

Director of Construction & Corporate Services
dan.lewis@paccar.com

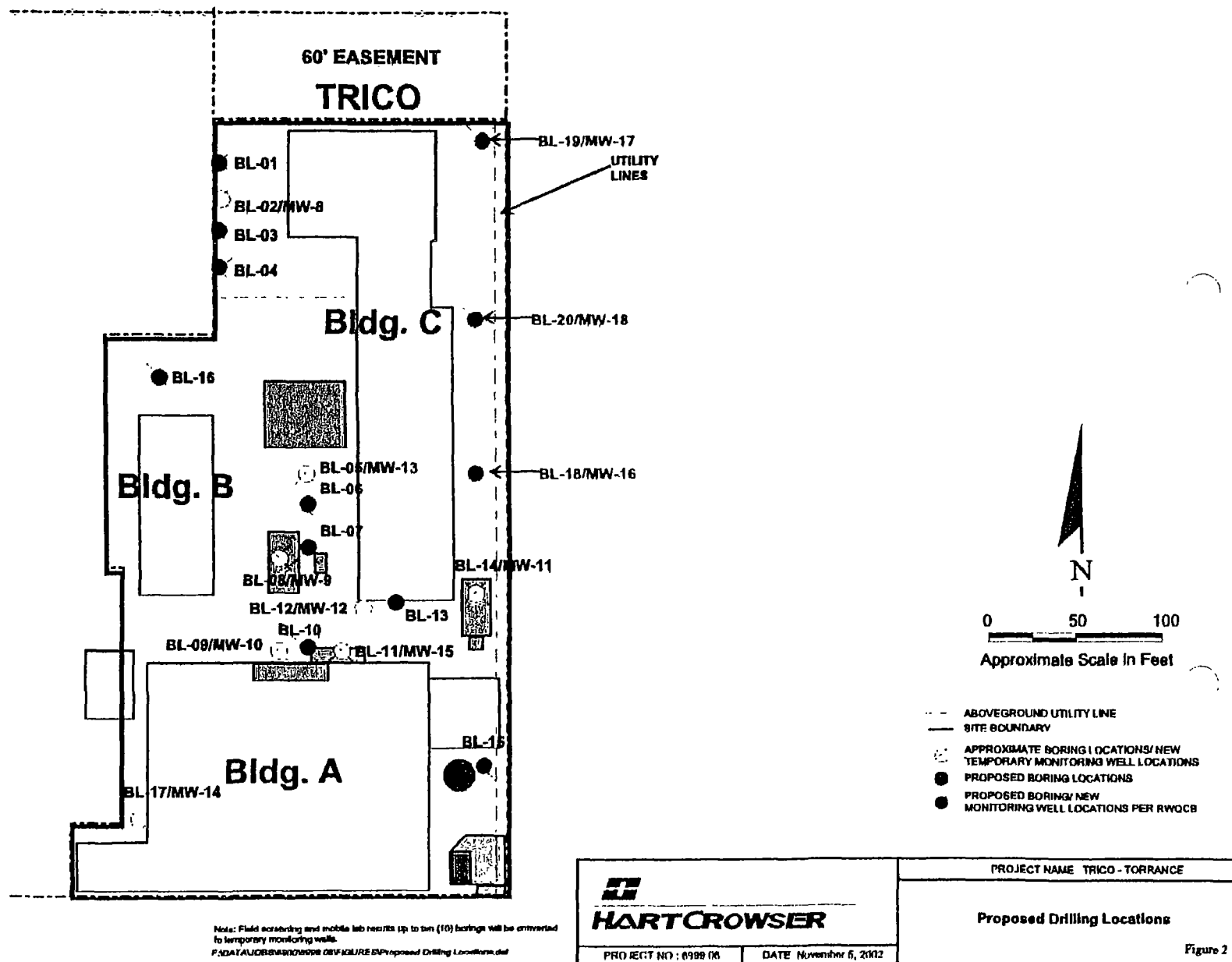
DNL:
cc: File

F. Benz

A. Seiple

David M. Gerowitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266, Fax 310-546-4497

PACCAR 01097



Patti Cantwell
Lease Administrator
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To: Mighty Enterprises, Inc. – Ms. Clare Birkett **From:** Patti L. Cantwell

Fax: 310-516-0368

Pages: 4

Phone:

Date: 11/8/2002

Re: Intent to Enter Premises

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please find attached a request for Property Site Access.

Regards,

Patti Cantwell

PACCAR 01099

CONFIRMATION REPORT - MEMORY SEND

Time : NOV-08-02 15:27
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 493
Date : NOV-08 15:21
To : 913105160368
Doc. pages : 04
Start time : NOV-08 15:21
End time : NOV-08 15:27
Pages sent : 04

Job:493 *** SEND SUCCESSFUL ***

Patti Cantwell
Lease Administrator
patti.cantwell@paccar.com
Phone (425) 468-7380
Fax (425) 468-8213

PACCAR Inc

Fax

To: Mighty Enterprises, Inc. - Ms. Clare Birkett From: Patti L. Cantwell

Fax: 310-516-0368

Pages: 4

Phone:

Date: 11/8/2002

Re: Intent to Enter Premises

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

◆ Comments:

Please find attached a request for Property Site Access.

Regards,

Patti Cantwell

PACCAR 01100

Patti Cantwell
Lease Administrator
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To: David M. Gerowitz, Attorney at Law **From:** Patti L. Cantwell

Fax: 310-546-4497

Pages: 4

Phone:

Date: 11/8/2002

Re: Intent to Enter Premises

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please find attached a request for Property Site Access.

Regards,

Patti Cantwell

PACCAR 01101

Patti Cantwell
Lease Administrator
patti.cantwell@paccar.com
Phone: (425) 468-7360
Fax: (425) 468-8213

PACCAR Inc

Fax

To: David M. Gerowitz, Attorney at Law **From:** Patti L. Cantwell
Fax: 310-546-4497 **Pages:**
Phone: **Date:** 11/8/2002
Re: Intent to Enter Premises **CC:**

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• Comments:

Please find attached a request for Property Site Access.
Regards,

Patti Cantwell

*** SEND SUCCESSFUL ***

Job: 494
Pages sent : 04
End time : NOV-08 15:23
Start time : NOV-08 15:22
Doc. pages : 04
To : 913105464497
Date : NOV-08 15:21
Job : 494

Time : NOV-08-02 15:23
Fax number: 425-468-8213
Name : PACCAR CORPORATION

CONFIRMATION REPORT - MEMORY SEND

PACCAR 01102



VIA US MAIL AND FAX (510-516-0368)

February 5, 2002

Mighty Enterprises, Inc.
19706 S Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Ms Birkett:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises on Monday, February 11, 2002. Details of the entry are as follows:

- ☐ Day of entry: 2/11
- ☐ Purpose: Site visit for potential drilling contractors,
- ☐ Duration of activities: 1 day plus/minus;
- ☐ Company and names of persons:
 - 1. Ravi Limaye Hart Crowser
 - 2. TBD Drilling Contractor No. 1
 - 3. TBD Drilling Contractor No. 2
 - 4. TBD Drilling Contractor No. 3
- ☐ Impact on Tenant's use: Purpose of visit is a tour. No impact on Tenant's use is anticipated.

Please call Mr. Larry Sims (425) 468-7901 if you have any questions on the nature of this work

Very truly yours,

Daniel N. Lewis

Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL:

cc: File

L. Sims

~~PE Gladfelter~~

David M Gerowitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266, Fax 310-546-4497

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01103

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7519
Fax: (425) 468-8213

PACCAR Inc

Fax

To: Claire Birkett

From: Daniel N. Lewis

Fax: 310-516-0368

Pages: 2

Phone:

Date: 02/05/02

Re: Notice of Intent to Enter Premises

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Please see attached:

Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01104

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7519
Fax: (425) 468-8213

PACCAR Inc

Fax

To: David Gerowitz

From: Daniel N. Lewis

Fax: 310-546-4497

Pages: 2

Phone:

Date: 02/05/02

Re: Notice of Intent to Enter Premises

CC: Claire Birkett, Mighty Enterprises

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please see attached:

Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01105



VIA US MAIL AND FAX (510-516-0368)

February 5, 2002

Mighty Enterprises, Inc.
19706 S Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Ms. Birkett:

Pursuant to Amendment No 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises on Monday, February 11, 2002. Details of the entry are as follows:

- ☐ Day of entry: 2/11
- ☐ Purpose: Site visit for potential drilling contractors;
- ☐ Duration of activities: 1 day plus/minus;
- ☐ Company and names of persons.
 - 1 Ravi Limaye Hart Crowser
 - 2. TBD Drilling Contractor No. 1
 - 3. TBD Drilling Contractor No. 2
 - 4. TBD Drilling Contractor No. 3
- ☐ Impact on Tenant's use: Purpose of visit is a tour. No impact on Tenant's use is anticipated

Please call Mr. Larry Sims (425) 468-7901 if you have any questions on the nature of this work.

Very truly yours,

Daniel N Lewis

Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL:

cc: File

L Sims

P.E. Gladfelter

David M. Gerowitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266, Fax 310-546-4497

P.O. Box 1518 Bellevue Washington 98009 Telephone (425) 468-7400
PACCAR Building 77-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01106

CONFIRMATION REPORT - MEMORY SEND

Time : FEB-05-02 14:26
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 554
Date : FEB-05 14:24
To : 913105464497
Doc. pages : 02
Start time : FEB-05 14:25
End time : FEB-05 14:26
Pages sent : 02
Job:554

*** SEND SUCCESSFUL ***

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 488-7519
Fax: (425) 488-8213

PACCAR Inc

Fax

To: David Gerowitz	From: Daniel N. Lewis
Fax: 310-546-4497	Pages: 2
Phone:	Date: 02/05/02
Re: Notice of Intent to Enter Premises	CC: Claire Birkett; Mighty Enterprises

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Please see attached:
Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01107

CONFIRMATION REPORT - MEMORY SEND

Time : FEB-05-02 14:25
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 553
Date : FEB-05 14:24
To : 913105160368
Doc pages : 02
Start time : FEB-05 14:24
End time : FEB-05 14:25
Pages sent : 02
Job:553

*** SEND SUCCESSFUL ***

Daniel N. Lewis
Director of Construction and Corporate Services
dan.lewis@paccar.com
Phone: (425) 468-7518
Fax: (425) 468-8213

PACCAR Inc

Fax

To: Claire Birkett	From: Daniel N. Lewis
Fax: 510-516-0368	Pages: 2
Phone:	Date: 02/05/02
Re: Notice of Intent to Enter Premises	CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

Please see attached:
Regards,

Daniel N. Lewis
Director of Construction and Corporate Services

PACCAR 01108

~~12/15/01~~
File

PACCAR Inc
January 30, 2002

Mr. Pinaki R. Guha-Niyogi, R.E.A.
Water Resource Control Engineer
California Regional Water Quality Control Board, Los Angeles Region
320 W. 4th Street, Suite 200
Los Angeles, California 90013

**RE: Request for Site Assessment
Former Trico Industries Facility
Torrance, CA
SLIC #0428 and SLIC #0061**

Dear Mr. Guha-Niyogi,

Thank you for the opportunity for Dr. Alistaire Callender and I to meet with you and Mr. Paul Cho last Friday to discuss the subject property. I hope that the meeting and subsequent tour of the property was as informative for you as it was for me.

The purpose of this letter is to recap the meeting and to present our schedule for submitting a work plan for conducting a subsurface investigation at the site.

The meeting started with introductions and a general discussion of the former Trico facility. Included was a discussion of the Del Amo/Montrose NPL Site and its present status. The Del Amo/Montrose Site is a regional groundwater problem that encompasses at least three different aquifers near the subject site. Because the efforts in addressing the groundwater issues in the area are being tended to by other agencies, the sense of the meeting was to focus our attention on potential soil contamination at the Trico site. Mr. Cho suggested that perhaps PACCAR should go through a shallow (20' - 30') soil closure process. The results of this voluntary process would help to eliminate the human health issues relative to any chemicals in the soil. PACCAR understands that eliminating the human health issues may not answer all questions about the possibility that Trico activities on the site may have contributed to the regional groundwater contamination. Groundwater contamination is a larger issue and must be looked at in a broader context.

You pointed out that your review of the information PACCAR submitted contained some data gaps. For example, no Phase I information was submitted about chemicals that were historically used on the site and where such use occurred. You also noted that there was a lack of iso-concentration lines and clear diagrams and maps and that more background information is needed to focus attention on what will be investigated and why. You suggested that before soil remediation options are identified, more data need to be collected to complete characterization of site soil.

You indicated that in reaching conclusions about acceptable levels of chemicals in the soil, the guidelines in "Interim Site Assessment and Cleanup Guidebook" (May 1996)

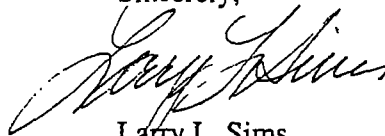
must be used. These guidelines provide cleanup levels that are based primarily on soil type and depth to groundwater.

Based on our discussions of last Friday, PACCAR will prepare a Work Plan for the collection and analysis of further soil samples at the subject site. The Work Plan will indicate sampling locations and chemicals for analysis. The rationale for selecting the locations and analytes will be given. It is our intention to submit the Work Plan for your review by February 15, 2002. PACCAR intends to implement the Work Plan activities as soon as possible thereafter. If we have not heard back from you, we will notify you at least one week before site activities are scheduled.

On another matter discussed during our visit, I have been looking through our files for information on the gasoline UST that was removed from the property presently owned by Mighty Enterprises. I have not finished my file review but have come across a letter from SCS Engineers to the Los Angeles County Department of Public Works dated July 16, 1987. The letter indicates that the tank was removed on or about January 15, 1987 under a permit from the City of Los Angeles Fire Department with an inspector from the Department present during the removal. The letter goes on to state that soil samples taken during the excavation showed no contamination. SCS advanced a boring in the area of the tank removal on May 17, 1987 and found no BTX or TRPH contamination.

Please let me know if you have any comments on this brief statement of the proceedings and conclusion of our meeting.

Sincerely,

A handwritten signature in dark ink, appearing to read "Larry L. Sims", written in a cursive style.

Larry L. Sims
Senior Environmental Engineer
Corporate Environmental Department

CC: A.B. Callender, Ph.D., Hart Crowser

PACCAR 01110

BCC: R.E. Bangert II
P.E. Gladfelter
D.N. Lewis
L.C. Robbins
A.L. Seiple
S.R. Tekosky

C:torwp



VIA US MAIL AND FAX (510-516-0368)

January 18, 2002

Mighty Enterprises, Inc
19706 S Normandie Ave
Torrance, CA 90502
Fax (310) 516-0368

Attn Mr Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Ms. Birkett:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises on 1/25 and or 1/28 Details of the entry are as follows:

- ☐ Day of entry. 1/25/02 and/or 1/28/02
- ☐ Duration of activities 1 day plus/minus,
- ☐ Company and names of persons:
 - 1. Larry Sims PACCAR
 - 2. Alistaire Callender Hart Crowser
 - 3. Pinaki Guha-Niyogi Regional Water Quality Control Board
 - 4 TBD Regional Water Quality Control Board
- ☐ Impact on Tenant's use. Purpose of visit is a tour. No impact on Tenant's use is anticipated.

Please call Mr Larry Sims (425) 468-7901 if you have any questions on the nature of this work.

Very truly yours,

Daniel N Lewis

Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL:

cc. File

L. Sims

P.E. Gladfelter

David M. Gerowitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266, Fax 310-546-4497

CONFIRMATION REPORT - MEMORY SEND

Time : JAN-18-02 15:43
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 410
Date : JAN-18 15:42
To : 913105464497
Doc. pages : 01
Start time : JAN-18 15:42
End time : JAN-18 15:43
Pages sent : 01
Job:410

*** SEND SUCCESSFUL ***

PACCAR Inc

VIA US MAIL AND FAX (510-516-0368)
January 18, 2002

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

Dear Ms. Birkett,

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises on 1/25 and/or 1/28. Details of the entry are as follows:

- ☐ Day of entry: 1/25/02 and/or 1/28/02
- ☐ Duration of activities: 1 day plus/minus;
- ☐ Company and names of persons:
 - 1. Larry Sims PACCAR
 - 2. Alistaire Callender Hart Crowser
 - 3. Pinaki Guha-Niyogi Regional Water Quality Control Board
 - 4. TBD Regional Water Quality Control Board
- ☐ Impact on Tenant's use: Purpose of visit is a tour. No impact on Tenant's use is anticipated.

Please call Mr. Larry Sims (425) 468-7901 if you have any questions on the nature of this work.

Very truly yours,


Daniel N. Lewis

Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL:

cc: File
L. Sims
P. E. Gladfelter
David M. Gerowitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266, Fax 310-546-4497

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777 106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01113

CONFIRMATION REPORT - MEMORY SEND

Time : JAN-21-02 10:02
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 416
Date : JAN-21 10:01
To : 913105160368
Doc pages : 01
Start time : JAN-21 10:01
End time : JAN-21 10:02
Pages sent : 01
Job:416

*** SEND SUCCESSFUL ***

PACCAR Inc

VIA US MAIL AND FAX (510-516-0368)
January 18, 2002

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

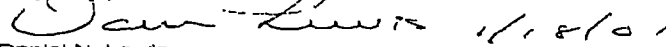
Dear Ms. Birkett:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises on 1/25 and or 1/28. Details of the entry are as follows:

- ☐ Day of entry: 1/25/02 and/or 1/28/02
- ☐ Duration of activities: 1 day plus/minus;
- ☐ Company and names of persons:
 - 1. Larry Sims PACCAR
 - 2. Alistaire Callender Hart Crowser
 - 3. Pinaki Guha-Niyogi Regional Water Quality Control Board
 - 4. TBD Regional Water Quality Control Board
- ☐ Impact on Tenant's use. Purpose of visit is a tour. No impact on Tenant's use is anticipated.

Please call Mr. Larry Sims (425) 468-7901 if you have any questions on the nature of this work.

Very truly yours,


Daniel N. Lewis

Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL:

cc: File
L. Sims
P. E. Gladfelter
David M. Gerowitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266, Fax 310-546-4497

P.O. Box 518 Bellevue, Washington 98008 Telephone (425) 468-7400
PACCAR Building 777 106th Avenue NE Bellevue, Washington 98004

PACCAR 01114

CONFIRMATION REPORT - MEMORY SEND

Time : JAN-18-02 16:08
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 409
Date : JAN-18 15:41
To : 915105160368
Doc. pages : 01
Start time : JAN-18 15:41
End time : JAN-18 16:07 (Resend time:JAN-18 22:08)
Pages sent : 00
Job:409 *** SEND FAILED ***

PACCAR inc

VIA US MAIL AND FAX (510-516-0368)
January 18, 2002

Mighty Enterprises, Inc.
18706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Mr. Claire Birkett

Reference: Property Site Access

Subject: Notice of Intent to Enter Premises

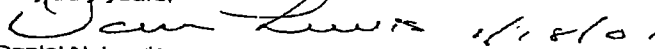
Dear Ms. Birkett:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR may enter the premises on 1/25 and or 1/28. Details of the entry are as follows:

- ☐ Day of entry: 1/25/02 and/or 1/28/02
- ☐ Duration of activities. 1 day plus/minus;
- ☐ Company and names of persons:
 - 1. Larry Sims PACCAR
 - 2. Alistaire Callender Hart Crowser
 - 3. Pinaki Guha-Niyogi Regional Water Quality Control Board
 - 4. TBD Regional Water Quality Control Board
- ☐ Impact on Tenant's use. Purpose of visit is a tour. No impact on Tenant's use is anticipated.

Please call Mr. Larry Sims (425) 468-7901 if you have any questions on the nature of this work

Very truly yours,


Daniel N. Lewis

Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL:

cc: File
L. Sims
P.E. Gladfelter
David M. Gerowitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266, Fax 310-546-4497

P.O. Box 1518 Bellevue, Washington 98009, Telephone: (425) 468-7400
PACCAR Building / 106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01115



VIA FAX and Mail-First Class

August 11, 2000

Mighty Enterprises, Inc.
19706 S Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn. Claire Birkett

Subject: Entry for Environmental Investigations

Dear Ms Birkett:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR's consultant and sub-consultants will enter the premise to make environment investigations. Details of the entry are as follows:

- ☐ Day of entry: 8/22;
- ☐ Duration of activities: 9 days or less, (8/22 through 8/31),
- ☐ Company and names of persons: See attached; and
- ☐ Impact on Tenant's use: None anticipated See attached for details on planned activities.

Please call Mr. Larry Sims (425) 468-7901 or Bob Butler at (425) 468-7435 if you have any questions on the nature of this work.

Very truly yours,

Daniel N. Lewis
Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL.

cc: File 

P.E. Gladfelter

L. Sims

David Gurewitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266,

Fax (310) 546-4497

attachments



HARTCROWSER

Delivering smarter solutions

Sunil 562-495-6360

Anchorage

MEMORANDUM

DATE: August 10, 2000

TO: Larry Sims

Boston

FROM: Alistaire Callender
Sunil Kesavapillai

Chicago

RE: Monitoring well installation, 1206 West 196 Street, Torrance, CA
J-6905

Denver

The purpose of this memorandum is to provide you with information on the proposed monitoring well installation at the former Trico Facility at 1206 West 196th Street, Torrance, California (Site). Our proposal (dated January 14, 2000) to PACCAR recommended installing three groundwater monitoring wells at the Site to evaluate onsite groundwater quality and obtain groundwater gradient and direction of flow in the upper groundwater-bearing zone.

Fairbanks

We can start the fieldwork on August 22, 2000. Hart Crowser and its subcontractors will conduct the work. The following personnel/companies are expected to enter the Site:

Jersey City

- **Hart Crowser** (Sunil Kesavapillai, Mauricio Escobar, and/or Greg Bryant)
- **Subcontractors:**
 - (1) **Spectrum Geophysics Underground Utility Locating Service** (Brett Baker, Page Jennings, John Iwansky, Scott Shorkey, Steve Bagadinski, and/or Ralph Weed, Jr.)
 - (2) **THF Drilling Company** (Joe Vaillejas and Tim Fray)
 - (3) **Dulin and Boynton Surveyors** (Bob Dupuy, Daryl Frink, Paul Hutto, Tom Coffin, and/or Chuck Sheerin)

Juneau

Long Beach

Three monitoring wells will be installed at the Site. The proposed locations are shown in the attached figure. The wells will be drilled using a drill rig equipped with hollow-stem augers. The well installation procedures are outlined in the proposal. The drilling activities will be conducted generally between the hours of 7:00 AM and 5:00 PM. The following tasks will be conducted at the Site:

Portland

Seattle



PACCAR, Inc.
August 10, 2000

J-6905
Page 2

Task 1: Mark out the proposed locations and clear underground utilities

Task 2: Install, develop, and sample monitoring wells

Task 3: Survey the monitoring wells

Task 1 will be conducted on August 22, 2000. Hart Crowser and Spectrum personnel will visit the Site and mark out the proposed monitoring well locations. This task is not expected to have any significant impact (like traffic obstruction or use of large/heavy equipment) on the day-to-day activities generally conducted at the Site.

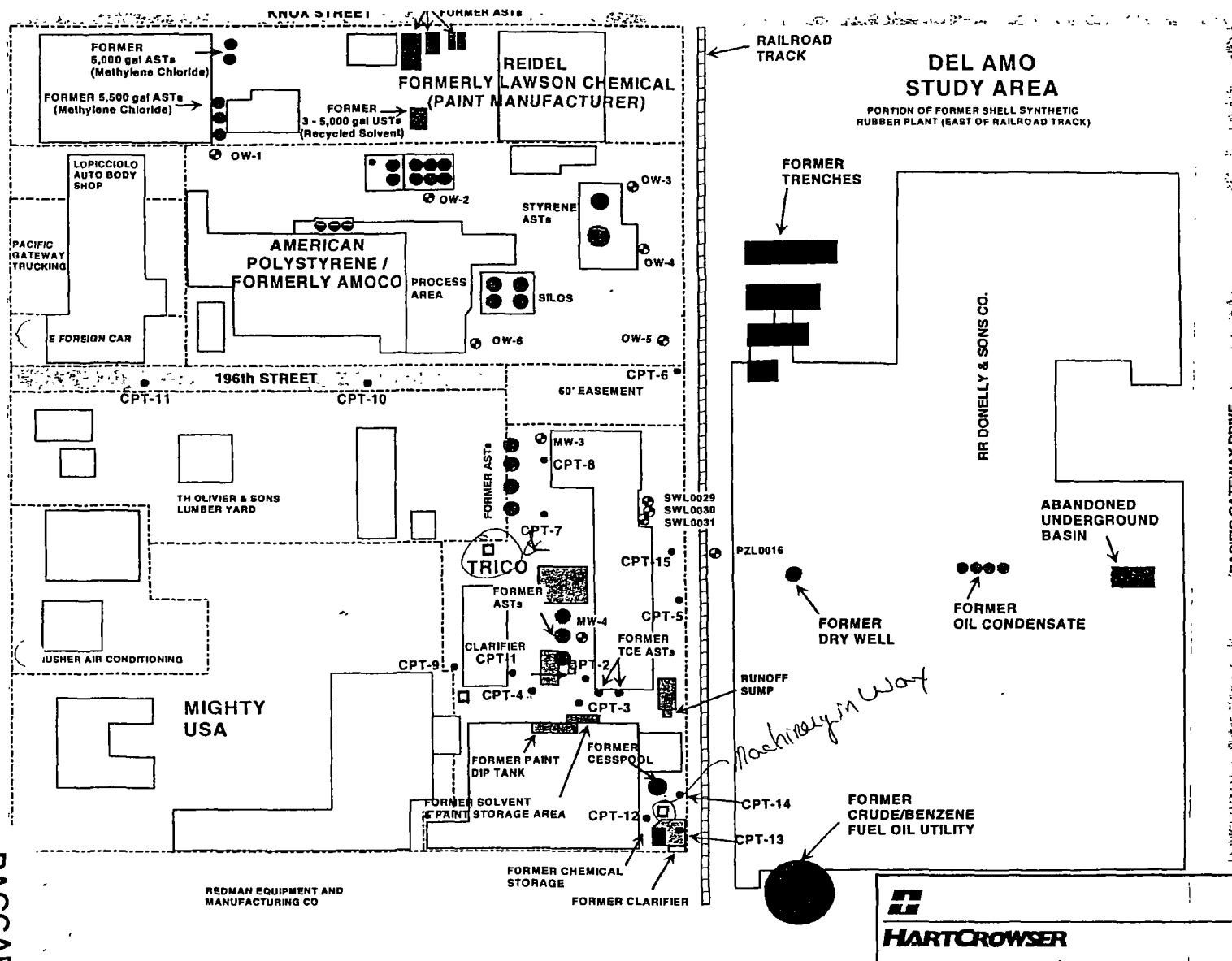
Task 2 will be conducted on the following days: August 23 through 25, 2000 and August 28 through 31, 2000, following implementation of Task 1. Hart Crowser and THF Drilling Company personnel will be onsite to perform the fieldwork. The general area (approximately 100 feet by 50 feet) around the proposed monitoring well locations will be flagged off by placing temporary marks or caution tapes during the well installation and development activities. The traffic in the general area around the proposed monitoring well location may have to be partially blocked during the well installation activity.

Task 3 will be conducted on August 31. Dulin and Boynton and Hart Crowser personnel will be on site to conduct the survey. This task is not expected to have any significant impact (like traffic obstruction or use of large/heavy equipment) on the day-to-day activities generally conducted at the Site.

The proposed monitoring well locations should be cleared of any equipment or other miscellaneous items to facilitate the drilling activity. During the implementation of Task 1, Hart Crowser personnel will co-ordinate with Mighty Enterprises personnel regarding access to the proposed monitoring well locations.

F:\DATA\JOBS\6900s\6905 PACCAR-TORRANCE, CPT INVESTIGATION\memos\memo on well installation-1.doc

PACCAR 01118



REFERENCES

**CERCLA SITE INSPECTION, LAWSON ENTERPRISES, INC.
19500 S. NORMANDIE AVE., TORRANCE, CALIFORNIA,
MARCH 30, 1987 (ECOLOGY AND ENVIRONMENT, INC.)**

AMOCO CORPORATION - NOTIFICATION OF GROUNDWATER
CONTAMINATION, AUGUST 27, 1992 (AMOCO)

TRICO - PRELIMINARY SITE CHARACTERIZATION REPORT,
FORMER TRICO INDUSTRIES FACILITY, JULY 12, 1995
(H2O SCIENCE, INC.)

PHASE I REMEDIAL INVESTIGATION REPORT, DEL AMO
STUDY AREA, LOS ANGELES, CALIFORNIA,
OCTOBER 29, 1993, (DAMES & MOORE)

FINAL GROUNDWATER REMEDIAL INVESTIGATIONS REPORT
DEL AMO STUDY AREA, MAY 15, 1998, (DAMES & MOORE)

PACIFIC GATEWAY DRIVE


- CPT LOCATIONS
- ⊕ EXISTING MONITORING WELL LOCATIONS
- PROPOSED MONITORING WELL LOCATIONS

PROJECT NAME TRIGO - TORRANCE

SITE MAP WITH PROPOSED MONITORING WELL LOCATIONS



HARTCROWSER

IMPORTANT MESSAGE			
FOR <u>Helen</u>			
DATE <u>8/16</u>	TIME <u>12:45</u>		<u>P.M.</u>
WHILE YOU WERE OUT			
M <u>Claire</u>			
OF <u>Mighty</u>			
PHONE NO. <u>310 516 7478</u>			
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	URGENT	<input type="checkbox"/>
RETURNED YOUR CALL		<input type="checkbox"/>	
MESSAGE <u>She received the</u>			
<u>notice</u>			
<u>FIG Trice</u>			
<u>Torrance</u>			
SIGNED <u>Claire</u>			
HighMark P3-R2334		 Paper contains 50% recycled fibers, of which 20% is post-consumer waste.	



VIA FAX and Mail-First Class

August 11, 2000

Mighty Enterprises, Inc.
19706 S. Normandie Ave.
Torrance, CA 90502
Fax (310) 516-0368

Attn: Claire Birkett

Subject: Entry for Environmental Investigations

Dear Ms. Birkett:

Pursuant to Amendment No. 4 to our lease agreement, notice is hereby given that PACCAR's consultant and sub-consultants will enter the premise to make environment investigations. Details of the entry are as follows:

- ☐ Day of entry: 8/22;
- ☐ Duration of activities: 9 days or less, (8/22 through 8/31);
- ☐ Company and names of persons: See attached; and
- ☐ Impact on Tenant's use: None anticipated. See attached for details on planned activities.

Please call Mr. Larry Sims (425) 468-7901 or Bob Butler at (425) 468-7435 if you have any questions on the nature of this work.

Very truly yours,

A handwritten signature in black ink that reads "Dan Lewis 8/11".

Daniel N. Lewis
Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL:

cc: File

P.E. Gladfelter

L. Sims

David Gurewitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266;

Fax (310) 546-4497

attachments

BROADCAST REPORT

Time : AUG-11-00 16:57
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 361
Date : AUG-11 16:54
Doc pages : 04
Start time : AUG-11 16:54
End time : AUG-11 16:57

Successful

Fax number

☎913105160368
☎913105464497

Unsuccessful

Pages sent

CONFIRMATION REPORT - MEMORY SEND

Time : AUG-14-00 11:57
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 377
Date : AUG-14 11:55
To : 913105464497
Doc pages : 04
Start time : AUG-14 11:55
End time : AUG-14 11:57
Pages sent : 04
Job:377 *** SEND SUCCESSFUL ***

PACCAR Inc

VIA FAX and Mail-First Class

August 11, 2000

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Daniel N. Lewis
Director of Construction & Corporate Services
dan.lewis@paccar.com

DNL

cc: File
P.E. Gladfelter
L. Sims
David Gurewitz, Attorney at Law, 4108A Highland Ave., Manhattan Beach, CA 90266;
Fax (310) 546-4497

attachments

P.O. Box 1518 Bellevue Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington 98004

PACCAR 01123



March 23, 2000

Via Fax and Mail

Peter Tsai
Mighty Enterprises

Dear Mr. Tsai

Notice is given that on Monday 3/27 consultant's from Hart-Crowser will be on-site to select locations for subsurface soil investigations. All investigations will be external to the buildings but I expect one or more of the locations may require that you move some of your material and/or equipment to provide access. We will do our best to locate the investigations where they do not interfere with your operations, to the extent possible. Your accommodation is respectfully requested, (and is required under our lease). Investigations will begin later the same week.

Please call me if you have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Dan Lewis" followed by the date "3/23".

Daniel N. Lewis
Director of Corporate Services

DNL

Attachments

cc: Larry Sims
Hart-Crowser (via Larry Sims)
File: Trico Torrence

CONFIRMATION REPORT - MEMORY SEND

Time : MAR-24-00 09:15
Fax number: 425-468-8213
Name : PACCAR CORPORATE

Job : 196
Date : MAR-24 09:15
To : 913105167696
Doc. pages : 01
Start time : MAR-24 09:15
End time : MAR-24 09:15
Pages sent : 01
Job:196 *** SEND SUCCESSFUL ***

PACCAR Inc

March 23, 2000

~~DISPATCHED~~
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Peter Tsai
Mighty Enterprises

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Please call me if you have any questions.

Very truly yours,



Daniel N. Lewis
Director of Corporate Services

DNL

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File: Trico Torrence

P.O. Box 1518 Bellevue, Washington 98009 Telephone (425) 468-7400
PACCAR Building 777-106th Avenue N.E. Bellevue, Washington, 98004

PACCAR 01125